2015-2019

Greensboro-Guilford County Consolidated Plan: Planning for a Resilient Community

City of Greensboro

Departments of Neighborhood Development & Planning

May, 2015

OMB Control No: 2506-0117 (exp. 07/31/2015)

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Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Greensboro is a federal entitlement community under the U.S. Department of Housing and Urban Development's 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 (CP) in order to implement any federal programs that fund housing, community development, and economic development activities within the community. This plan covers FY 2015 through FY 2019.

The lead entity responsible for the preparation of this Plan is the City of Greensboro Neighborhood Development Department, with support from the Greensboro Planning Department.

The overall goal of the community planning and development programs covered by this Consolidated 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. Summary of the objectives and outcomes identified in the Plan

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

- Increase the supply of decent affordable housing;
- Promote a suitable living environment; and
- Expand economic opportunities.

Greensboro and Guilford County will direct resources as appropriate to accomplish these goals 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 five-year time frame that begins July 1, 2015 and ends June 30, 2019 for Fiscal Years 2015 through 2019.

3. Evaluation of past performance

The City's past performance in the administration and implementation of the CDBG and HOME programs has fulfilled the spirit and intent of the federal legislation which created these programs. The City has made decent housing more affordable, increased access to suitable living environments, made homes more sustainable, and increased the accessibility of economic opportunities. From 2010-2014, the City exceeded its goals for affordable rental and homeownership units by more than 200%, supporting a total of 1,160 affordable rental units and 1,108 affordable homeownership units. A detailed summary of past performance can be found in the FY 2014 Consolidated Plan Performance and Evaluation Report (CAPER), the most recent report filed with HUD.

4. Summary of citizen participation process and consultation process

The City has complied with the adopted Citizen Participation Plan, which satisfies the requirements of 24 CFR 91.105. Development of the Consolidated Plan relies on strong citizen participation and structured consultation with partner agencies. 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.

Citizen participation activities have included a community needs survey, public input workshops and public hearings.

The agency consultation process has included a wide range of community service agencies, other units of local government and the State of North Carolina.

5. Summary of public comments

A summary of public comments is provided as an attachment under AD-25, Administration of the Consolidated Plan.

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

A summary of all responses to public comments received is provided as an attachment under AD-25, Administration of the Consolidated Plan.

7. Summary

This Plan describes how the City and County intend to invest CDBG, HOME, HOPWA and ESG funds within the Consortium over the next five years.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

This Consolidated Plan states how Greensboro and Guilford County will pursue its goals for community development and affordable housing programs. The Plan documents the stakeholder process, provides a description of planned activities under each HUD program, and tools for tracking performance.

Consolidated Plan Public Contact Information

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PR-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 Consolidated Plan. Consultation allows for the identification and prioritization of community needs, development of strategies, and coordination of action plans. This process also allows for the sharing of information regarding community resources, and promotes coordination. 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.

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)).

Coordination between public and assisted housing providers and health service agencies occurred through meetings, surveys and the review of recommendations, and relevant documents throughout the planning process.

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

Coordination between agencies involved in the Continuum of Care for homeless populations occurred through meetings, surveys, and the review of recommendations and relevant documents throughout the planning process.

Partners Ending Homelessness (PEH) is the HUD Continuum of Care lead agency for homelessness services and is an excellent example of community collaboration and focused investment. They have a demonstrated capacity for coordinating and implementing federal projects. Emergency shelter, transitional housing, and permanent supportive housing beds will continue to be targeted to meet the needs of homeless persons.

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

The City of Greensboro will continue to address public service needs in homelessness prevention by allocating the entire ESG grant to Continuum of Care lead agency Partners Ending Homelessness and by supplementing the ESG funds with a CDBG allocation and anticipated 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 the rental assistance portion of these projects by providing Section 8 vouchers to participants. As program participants become stabilized, GHA attempts to move them from receiving vouchers through the Shelter Plus Care Program to regular Section 8 housing choice vouchers for rental assistance.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	HA GREENSBORO
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Services-Health Services-Education Service-Fair Housing Business Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Economic Development Anti-poverty Strategy Equitable access to decent affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To gather further input from key stakeholders, the consultant team met with public and private agencies to identify and prioritize community needs to develop strategies and action plans, to identify community resources, and to promote the coordination of resources. 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 to the development of the consolidated plan.
2	**Agency/Group/Organization**	Greensboro Transit Authority
	Agency/Group/Organization Type	Other government - Local Services-Public Transportation
	What section of the Plan was addressed by Consultation?	Economic Development Access to employment, education, health care, and other services

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greensboro Transit Authority was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
3	**Agency/Group/Organization**	UNCG Center for New North Carolinians
	Agency/Group/Organization Type	Other government - State Service-Immigrants, Refugees, & Persons of Limited English Proficiency
	What section of the Plan was addressed by Consultation?	Equitable access to decent, affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The UNCG Center for New North Carolinians was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
4	**Agency/Group/Organization**	Partners Ending Homelessness
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims

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	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Equitable access to decent, affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Partners Ending Homelessness participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
5	**Agency/Group/Organization**	Community Foundation of Greater Greensboro - Housing Committee
	Agency/Group/Organization Type	Housing Services - Housing Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Equitable access to decent affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Foundation of Greater Greensboro's Housing Committee participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.

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6	**Agency/Group/Organization**	Community Housing Solutions
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Equitable access to decent affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Housing Solutions was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
7	**Agency/Group/Organization**	Faith Action International House
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Services - Victims Services-Immigrants, refugees, & persons of limited English proficiency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Equitable access to decent, affordable housing

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Faith Action International House participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
8	**Agency/Group/Organization**	GREENSBORO HOUSING COALITION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy Equitable access to decent affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greensboro Housing Coalition was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.

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9	**Agency/Group/Organization**	Greensboro Human Relations Department
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy Equitable access to decent affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greensboro Human Relations Department was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
10	**Agency/Group/Organization**	Cone Health Foundation
	Agency/Group/Organization Type	Services-Health Health Agency Community health, fitness, & wellness
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Creating a suitable living environment and promoting livability & sustainability

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cone Health Foundation was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
11	**Agency/Group/Organization**	Greensboro Neighborhood Congress
	Agency/Group/Organization Type	Advocacy for neighborhood quality of life Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Creating a suitable living environment and promoting livability & sustainability
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Greensboro Neighborhood Congress participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
12	**Agency/Group/Organization**	Greensboro Office of Workforce Development
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greensboro Office of Workforce Development was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
13	**Agency/Group/Organization**	Greensboro Planning Board
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Recommending body for adoption of ConPlan & Annual Plans by Greensboro City Council
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greensboro Planning Board was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.

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14	**Agency/Group/Organization**	Greensboro Youth Council (GYC)
	Agency/Group/Organization Type	Services-Children Other government - Local Youth service learning & leadership development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community livability & sustainability
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greensboro Youth Council participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
15	**Agency/Group/Organization**	Guilford County Health Department
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Community livability and sustainability
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Guilford County Health Department participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
16	**Agency/Group/Organization**	Guilford Food Council
	Agency/Group/Organization Type	Services-Health Health Agency Food access advocacy

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	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community livability & sustainability
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Guilford Food Council participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
17	**Agency/Group/Organization**	NC Services for the Blind
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NC Services for the Blind participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
18	**Agency/Group/Organization**	Piedmont Authority for Regional Transportation
	Agency/Group/Organization Type	Regional organization Planning organization Public transportation provider
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community livability & sustainability

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Piedmont Authority for Regional Transportation participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
19	**Agency/Group/Organization**	United Way of Greater Greensboro
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community livability & sustainability
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Greater Greensboro participated on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
20	**Agency/Group/Organization**	Guilford County Schools
	Agency/Group/Organization Type	Services-Children Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community livability & sustainability

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Guilford County Schools was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
21	**Agency/Group/Organization**	Guilford Education Alliance
	Agency/Group/Organization Type	Services-Education Non-profit education advocacy organization
	What section of the Plan was addressed by Consultation?	Community livability & sustainability
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Guilford Education Alliance was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.
22	**Agency/Group/Organization**	Senior Resources of Guilford
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Non-profit organization promoting independent living of older adults
	What section of the Plan was addressed by Consultation?	Community livability & sustainability

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Senior Resources of Guilford was invited to participate on the Technical Team established 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; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.

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

N/A

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?
Continuum of Care	Taskforce on Ending Homelessness	This 2007 Plan identifies goals pertaining to services for homeless populations and households at-risk of homelessness.
Connections 2025	City of Greensboro	This 2003 Comprehensive Plan for the City of Greensboro identifies a number of adopted goals that closely align with those of the Consolidated Plan.
Analysis of Impediments/Assessment of Fair Housing	Piedmont Triad Regional Council	This 2014 regional analysis of impediments and fair housing assessment identifies regional and City goals related to housing investments.
Piedmont Together	Piedmont Authority for Regional Transportation	This 2014 regional sustainable communities plan was developed for the 12 county region. The plan identifies key goals associated with housing, jobs, development patterns, and natural resources.
Triad Tomorrow	Piedmont Triad Regional Council	This 2013 Comprehensive Economic Development Strategy (CEDS) was developed for the 12 county region and identifies key goals associated with community economic vitality.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Promise Zone Plan	City of Greensboro	The Promise Zone plan focuses efforts within the parts of the City experiencing wide spread poverty, unemployment, vacancy and crime when compared to the City as a whole. The plan's six goal areas align with the overarching goals of the Consolidated Plan.
Guilford County All Hazards Mitigation Plan	Guilford County Emergency Management	This five-year plan quantifies natural and man-made hazard risks to the County and identifies strategies to mitigate them. This plan will be updated in 2015.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Adjacent units of local government were notified and/or consulted during the preparation of this Consolidated Plan, including the State of North Carolina. This occurred through meetings, surveys and review of recommendations and relevant documents throughout the planning process.

Narrative

The consultation process satisfies the requirements of 24 CFR 91.105. Development of the Consolidated Plan relies on strong citizen participation and structured consultation with partner agencies. 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.

PR-15 Citizen 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

Public participation is a key component of the planning process. Citizens were invited to provide their feedback through a variety of means, including public meetings, surveys, and public hearings. The following table captures these methods and their outcomes. 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.

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	Survey	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Persons experiencing homelessness	285 surveys were completed by stakeholders and results compiled. A summary of the survey is attached.	N/A	N/A	http://www.surveymonkey.com/s/Con_Plan_15

OMB Control No: 2506-0117 (exp. 07/31/2015)

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 Meeting	Minorities Non-targeted/ broad community Residents of Public and Assisted Housing Homeless persons	9 citizens attended this half-day drop in session.	Attendees were provided with information, and asked how they might spread $100 across eligible programs. Results of this exercise are attached.	N/A	http://www.greensboro-nc.gov/Modules/ShowDocument.aspx?documentid=26376

OMB Control No: 2506-0117 (exp. 07/31/2015)

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)
3	Public Hearing	Non-targeted/broad community	A public hearing regarding community needs was conducted by the Greensboro Planning Board on March 18, 2015.	Two speakers participated in the hearing. The first presented a list to the Planning Board of potential new initiatives and how they could fit into existing programs and where gaps existed. These included preventing homelessness, maintaining existing affordable housing stock and increasing the supply, taking steps to ensure that homes are safe and healthful, and building consensus in the community. The second was a former member of the Community Resources Board and commended the Planning Board on the work they are doing on the Consolidated Plan.	N/A	

OMB Control No: 2506-0117 (exp. 07/31/2015)

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)
4	Public Hearing	Non-targeted/ broad community	A public hearing regarding the draft Consolidated and FY 15 Annual Plan was conducted by the Greensboro Planning Board on April 15, 2015.	Three speakers participated in the hearing. Comments focused on affordable housing needs, outreach and responses regarding the public input survey and the need for specific strategies to be clearly described.	N/A	

Table 4 – Citizen Participation Outreach

OMB Control No: 2506-0117 (exp. 07/31/2015)

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems in the Greensboro HOME Consortium by income level among renters and owners as well as households with special needs. Additionally, needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, a special tabulation of 2007-2011 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

A complex set of factors affect the local housing market and the ability of individual households to afford housing. In Greensboro and Guilford County, fallout from the 2008 recession continues to be an issue. The number of households in poverty has doubled, unemployment rates are above the national average, and a slow housing market recovery has impacted affordable housing within the Consortium.

The following tables describe the extent of housing problems for a cross-section of household types. Households are further broken out by income categories, of 30, 50, and 80 percent of area median income or HUD area median family income, which correlate to program qualifications. This data comes from the US Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) tabulation of American Community Survey data.

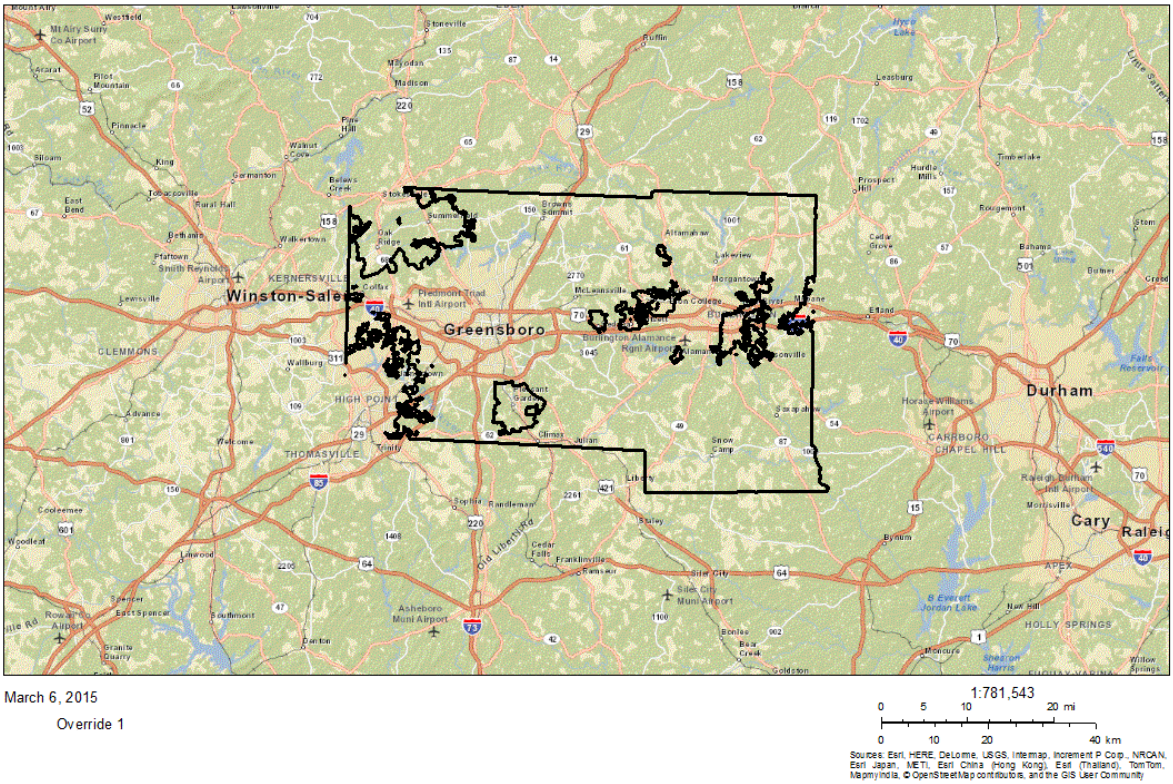
Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	416,664	459,041	10%
Households	167,469	185,896	11%
Median Income	$41,179	$44,736	9%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Data Source Comments: Data was gathered from American Community Survey and 2000 US Census because IDIS did not provide data.

Greensboro HOME Consortium - planning boundary



Greensboro HOME Consortium - planning boundary

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	19,540	20,624	31,260	17,965	96,505
Small Family Households *	6,099	6,594	11,239	7,005	49,994
Large Family Households *	1,269	1,281	2,044	1,219	5,630
Household contains at least one person 62-74 years of age	2,728	3,598	4,879	3,099	17,743
Household contains at least one person age 75 or older	2,096	3,478	5,100	1,919	7,080
Households with one or more children 6 years old or younger *	4,051	3,902	5,363	2,535	10,417
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	294	294	320	50	958	133	84	130	10	357
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	120	230	119	50	519	84	90	34	0	208
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	368	348	300	169	1,185	174	249	340	108	871
Housing cost burden greater than 50% of income (and none of the above problems)	8,734	4,093	1,085	15	13,927	3,320	2,683	3,640	898	10,541
Housing cost burden greater than 30% of income (and none of the above problems)	905	4,810	6,248	979	12,942	707	1,710	4,593	3,349	10,359
Zero/negative Income (and none of the above problems)	1,613	0	0	0	1,613	778	0	0	0	778

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

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2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	9,509	4,970	1,825	294	16,598	3,698	3,099	4,135	1,013	11,945
Having none of four housing problems	2,709	7,173	12,764	6,813	29,459	1,189	5,345	12,524	9,855	28,913
Household has negative income, but none of the other housing problems	1,613	0	0	0	1,613	778	0	0	0	778

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	3,660	3,648	2,838	10,146	1,060	1,247	3,584	5,891
Large Related	729	578	299	1,606	379	404	726	1,509
Elderly	1,318	1,240	1,105	3,663	1,847	2,038	2,182	6,067
Other	4,579	4,094	3,509	12,182	1,084	962	1,984	4,030
Total need by income	10,286	9,560	7,751	27,597	4,370	4,651	8,476	17,497

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,345	1,628	214	5,187	932	908	1,489	3,329
Large Related	629	200	35	864	210	199	118	527
Elderly	1,038	615	475	2,128	1,344	1,083	908	3,335
Other	4,249	1,915	495	6,659	985	622	1,130	2,737
Total need by income	9,261	4,358	1,219	14,838	3,471	2,812	3,645	9,928

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	374	484	359	164	1,381	173	244	304	78	799
Multiple, unrelated family households	139	89	55	49	332	85	95	65	30	275
Other, non-family households	0	15	35	0	50	0	0	0	0	0
Total need by income	513	588	449	213	1,763	258	339	369	108	1,074

Table 11 – Crowding Information - 1/2

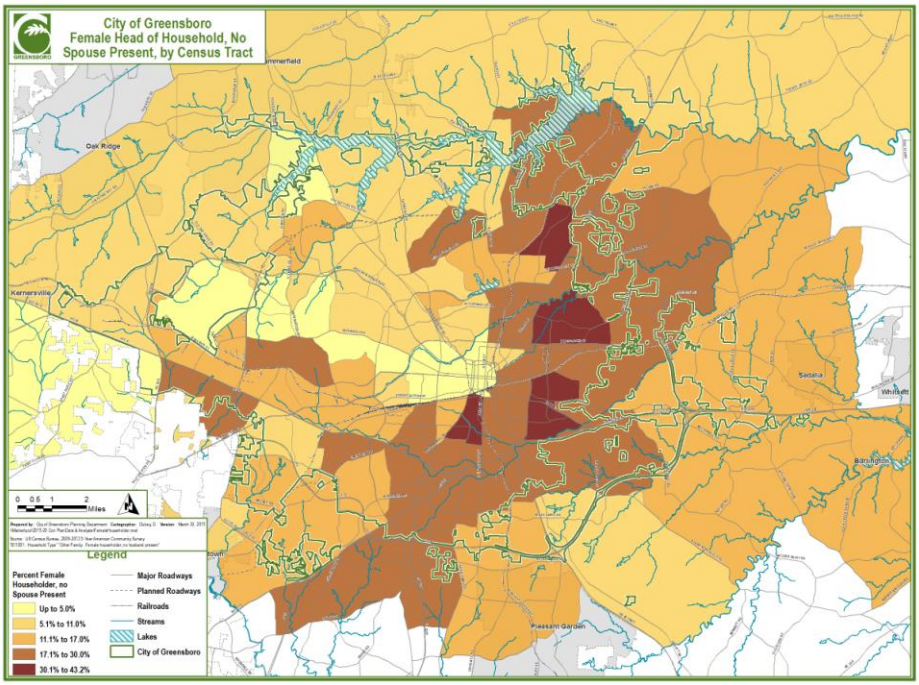
Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

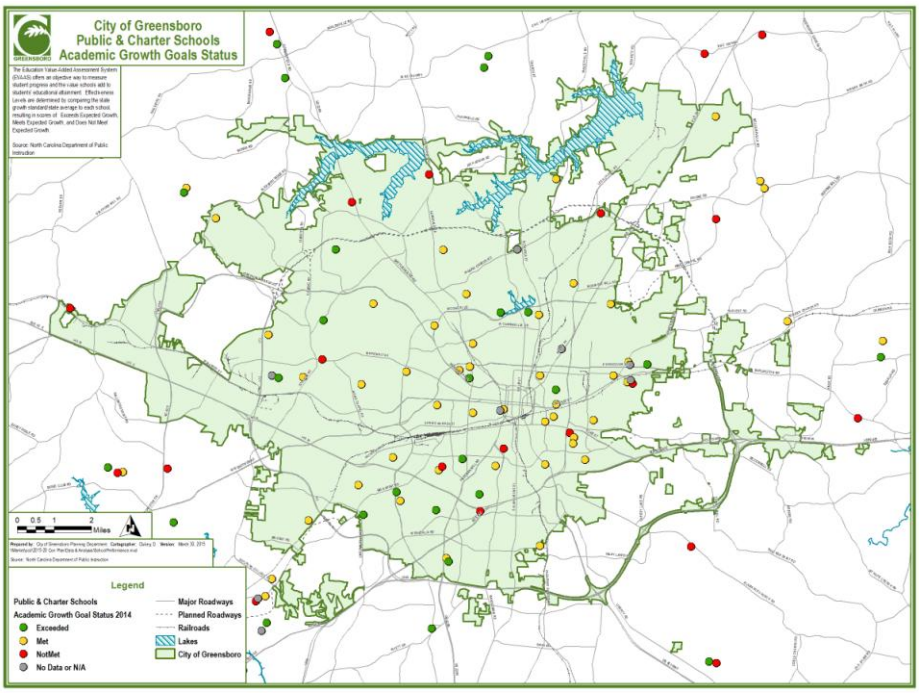
Table 12 – Crowding Information – 2/2

Alternate Data Source Name: 2011-2013 ACS

Data Source Comments: Data based on Guilford County residents. Renters and owners were not identified.



Percent of Households with Female Head of Household and No Spouse Present



Distribution of Low Performing Schools

Describe the number and type of single person households in need of housing assistance.

Single Person households continue to grow as a segment of households in the Consortium, with an estimated 33.9% of householders living alone (ACS 2011-13). The Consortium's average household size continues to decline, currently 2.34 persons (ACS 2011-13).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

A total of 9.7% of the Consortium's population has a recognized disability (ACS 2011-13). For the population over 65 years of age, this percentage increases to 33.8%. A growing number of households with disabled members require some form of housing assistance.

There were 109 reported instances of domestic violence victims in 2014, an increase from 58 in 2008.

What are the most common housing problems?

The most common housing problem has been a lack of available affordable options throughout the region. Overall, the identified housing problems of substandard housing, overcrowding, and cost burden have improved within Greensboro and the Consortium for both renters and owners.

Are any populations/household types more affected than others by these problems?

Low and moderate income households in Central, North, and West Greensboro, as well as in Eastern Burlington, and Northern Alamance County are most affected by these problems because there is a large geographic gap in the location of affordable housing options.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered are the main focus of a new initiative being administered through the Greensboro Continuum of Care. It has been identified that these families need interim support for housing expenses and to ensure that children are not placed into foster care. Interim support could include rental assistance and rental arrears, rental application fees, security and utility deposits, utility payments, last month's rent, and moving costs.

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Formerly homeless families and individuals receiving rapid re-housing assistance, and are nearing the termination of that assistance, need education on how to permanently sustain their housing. Continuum of Care agencies provide education to those that are nearing the end of assistance and strive to prepare and equip families for the standard payments required to maintain housing (i.e. schedule of bill payments, savings, etc.).

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

N/A

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

One particular housing characteristic that is linked with instability and an increased risk of homelessness is "female householder with no husband present" households. Female-headed households are most prevalent in low-income census tracts and make up the majority of the population in some geographic areas. Instability and increased risk of homelessness could be magnified for these households by a lack of available food, public transportation to jobs that pay a living wage, and insufficient child care options.

Discussion

Housing is more than a physical shelter. It creates lifestyles, economic possibilities, sense of place, and access. Housing need considers the physical condition of the building, and proximity to work, schools, shopping, and recreation opportunities.

Like many communities in North Carolina, Greensboro and Guilford County have a shortage of very affordable housing. While goals were established in previous Consolidated Plans to address this problem have been met, the affordable housing issues persist.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs are based on the condition of existing homes and also the ability to afford housing costs. In assessing housing problems, it is important to understand where the need is disproportionate. In this analysis, different income groupings were analyzed by race and ethnicity. The housing need in this equation is defined as having one or more of four housing problems. HUD defines housing problems for this analysis as:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost burden greater than 30%

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,714	2,594	1,794
White	7,223	1,229	834
Black / African American	7,993	1,215	670
Asian	134	45	115
American Indian, Alaska Native	165	40	10
Pacific Islander	0	0	0
Hispanic	1,018	49	90

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

OMB Control No: 2506-0117 (exp. 07/31/2015)

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,723	5,830	0
White	6,103	3,655	0
Black / African American	5,999	1,545	0
Asian	214	94	0
American Indian, Alaska Native	105	60	0
Pacific Islander	10	0	0
Hispanic	1,189	399	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,489	16,535	0
White	8,039	9,895	0
Black / African American	5,598	4,924	0
Asian	379	329	0
American Indian, Alaska Native	80	65	0
Pacific Islander	45	0	0
Hispanic	1,115	1,145	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,790	13,724	0
White	2,741	8,359	0
Black / African American	1,514	4,173	0
Asian	295	225	0
American Indian, Alaska Native	20	30	0
Pacific Islander	0	45	0
Hispanic	125	800	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

By definition, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. According to the most recent CHAS data there are two groups that are facing disproportionately greater need in comparison to the needs of the category as a whole. In the 80-100% Area Median Income category, the Asian and American Indian, Alaska Native groups face the greatest housing need. The Asian population at 80-100% Area Median Income faces a 56.7% chance of experiencing at least one housing problem and the American Indian, Alaska Native population faces a 40% chance. Comparatively, the jurisdiction as a whole at this income level experienced a 25.9% chance of facing at least one housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs are based on the condition of existing homes and also the ability to afford housing costs. In assessing housing problems, it is important to understand where the need is disproportionate. In this analysis, different income groupings were analyzed by race and ethnicity. The housing need in this equation is having one or more of four severe housing problems. HUD defines severe housing problems for this analysis as:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost burden greater than 50%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,284	5,020	1,794
White	6,138	2,314	834
Black / African American	6,908	2,315	670
Asian	134	45	115
American Indian, Alaska Native	150	55	10
Pacific Islander	0	0	0
Hispanic	799	269	90

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,188	12,360	0
White	3,268	6,495	0
Black / African American	2,995	4,554	0
Asian	94	215	0
American Indian, Alaska Native	75	90	0
Pacific Islander	10	0	0
Hispanic	674	914	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,539	27,495	0
White	2,716	15,220	0
Black / African American	1,284	9,213	0
Asian	119	594	0
American Indian, Alaska Native	0	145	0
Pacific Islander	0	45	0
Hispanic	350	1,910	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,008	17,482	0
White	552	10,533	0
Black / African American	284	5,393	0
Asian	115	410	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	45	0
Hispanic	55	870	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

By definition, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. According to the most recent CHAS data there is one group that is facing disproportionately greater need in comparison to the needs of the category as a whole. In the 80-100% Area Median Income category, the Asian group faces the greatest severe housing need. The Asian population at 80-100% Area Median Income faces a 21.9 percent chance of experiencing at least one severe housing problem. Comparatively, the jurisdiction as a whole at this income level experienced a 5.5 percent chance of facing at least one severe housing problem.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionately greater need of housing cost burdens exist when the percentage of members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. The number of households experiencing a high ratio of housing cost is important to examine in assessing disproportionately greater needs. For this study, housing costs were broken down into four categories:

1. Housing Cost to Income Ratio Less than 30% (no cost burden)
2. Housing Cost to Income Ratio Between 30% and 50% (cost-burdened)
3. Housing Cost to Income Ratio Greater than 50% (severely cost-burdened)
4. No or Negative Income

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	121,628	31,431	24,885	1,919
White	85,380	16,390	12,400	899
Black / African American	27,465	11,463	10,829	705
Asian	2,229	770	199	145
American Indian, Alaska Native	408	205	225	10
Pacific Islander	55	45	10	0
Hispanic	4,854	2,175	1,003	90

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

By definition, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. According to the most recent CHAS data there are two groups that are facing disproportionately greater need in comparison to the needs of the category as a whole.

In the category of those spending between 30 to 50 percent of their income on housing, the American Indian, Alaska Native group faces the greatest need. The cost-burdened category represents 17.5% as a whole, but the American Indian, Alaska Native group's percentage of the category is 40.9 percent.

The Pacific Islander population faces a 26.5 percent chance of being severely cost burdened, paying more than 50% of their income on housing-related costs. Comparatively, the jurisdiction as a whole is 25.9 percent chance of being severely cost-burdened.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There is at least one racial or ethnic group that has a greater need than the income category as a whole in every need category examined.

In the 80-100% Area Median Income category, the Asian and American Indian, Alaska Native groups face the greatest housing need. The Asian population at 80-100% Area Median Income faces a 56.7 percent chance of experiencing at least one housing problem and the American Indian, Alaska Native population faces a 40 percent chance. Comparatively, the jurisdiction as a whole at this income level experienced a 25.9 percent chance of facing at least one housing problem.

In the 80-100% Area Median Income category, the Asian group faces the greatest severe housing need. The Asian population at 80-100% Area Median Income faces a 21.9 percent chance of experiencing at least one severe housing problem. Comparatively, the jurisdiction as a whole at this income level experienced a 5.5 percent chance of facing at least one severe housing problem.

In the category of those spending between 30 to 50 percent of their income on housing, the American Indian, Alaska Native group faces the greatest need. The cost-burdened category represents 17.5% as a whole, but the American Indian, Alaska Native group's percentage of the category is 40.9 percent. The Pacific Islander population faces a 26.5 percent chance of being severely cost burdened, paying more than 50% of their income on housing-related costs. Comparatively, the jurisdiction as a whole is 25.9 percent chance of being severely cost-burdened.

If they have needs not identified above, what are those needs?

Needs not identified above are more holistic in nature, like improved incomes, homebuyer assistance and education, more affordable housing, and additional jobs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Low-income households and minority households are concentrated in several areas of Guilford County, most notably areas to the east and south of downtown Greensboro.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Greensboro Housing Authority (GHA) has a perpetually long waiting list of applicants for public housing. While Greensboro has a considerable number of public housing units (2,209 in 19 communities), there remains a great need for housing assistance. Greensboro can assume this is due to the fact that affordable housing as a whole is growing at an inadequate rate to keep up with the population growth, not just the supply of public housing units.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	3,491	0	2,779	76	102	534

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
GHA

Data Source Comments: This data is real time as of 4/2/15

OMB Control No: 2506-0117 (exp. 07/31/2015)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	19	1	0	0	0	1
# of Elderly Program Participants (>62)	0	0	682	893	0	873	14	6
# of Disabled Families	0	0	443	1,961	1	1,900	47	14
# of Families requesting accessibility features	0	0	7	4,053	1	3,390	47	74
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name: GHA
Data Source Comments: This data is real time as of 4/2/15

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	135	346	0	278	18	7	43
Black/African American	0	0	2,006	3,116	0	2,472	58	95	491
Asian	0	0	19	11	0	11	0	0	2
American Indian/Alaska Native	0	0	4	9	0	9	0	0	0
Pacific Islander	0	0	2	9	0	9	0	0	0
Other	0	0	0	2	0	2	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
GHA

Data Source Comments: This data is real time as of 4/2/15

OMB Control No: 2506-0117 (exp. 07/31/2015)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	76	145	0	113	11	7	14
Not Hispanic	0	0	2,090	3,491	0	2,904	65	67	455
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
GHA

Data Source Comments: This data is real time as of 4/2/15

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The main need of current tenants and applicants on the waiting list for accessible units is the availability of units that meet their individual accessibility needs.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Public Housing waitlist currently has 3,377 families. The tenant-based Housing Choice Voucher Program waiting list contains over 2,000 families. Both lists consist of veterans, full-time students, elderly, working, disabled and homeless families. One of the most immediate needs is to ensure that households with accessibility needs are addressed and can be assisted at the same level as other households. Another identified need would be increasing availability of units by increasing the actual number of public housing units. The perpetually long waiting lists are a testament to the need for more affordable housing throughout the City limits of Greensboro and Guilford County. Proximity to amenities is a need for nearly every public housing and Housing Choice voucher holder in Greensboro. Many properties are located in food deserts and/or are not located near jobs that pay a living wage. Amenities are a vital element for decent housing and can help prevent unstable households.

How do these needs compare to the housing needs of the population at large

The needs described above are similar to the housing needs of the population at large. Most notably, the population at large would benefit from more affordable housing options throughout the Greensboro City limits and Guilford County.

Discussion

As GHA completes planned modernization of properties, GHA will update its existing accessible unit listings and monitor the number of households on the waiting list that require accessible units. GHA endeavors to customize its lease-up efforts to ensure that households with accessibility needs obtain housing that accommodates their needs.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness needs are informed by the 2015 Point-In-Time Homeless counts, conducted in Guilford County and Greensboro. The entities that conduct these counts point out that the legal definition of homelessness, to which this data conforms, does not accurately encompass the entire Guilford County homeless population. The true number of homeless persons in Guilford County could be more than double the numbers presented here, and the actual need for homeless housing facilities and/or services is likely much greater than this data would suggest.

The total number of homeless persons counted in Guilford County in 2015 (662) continues to decrease from the 2010 number (1,064). This decrease has occurred incrementally over the past four years. The number of homeless families with dependent children decreased from 111 in 2010 to 81 in 2015. The number of chronically homeless individuals also decreased from 131 in 2010 to 76 in 2015.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	114	548	0	0	0	0
Persons in Households with Only Children	0	0	48	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	75	0	0	0
Chronically Homeless Families	0	0	1	0	0	0
Veterans	0	0	81	0	0	0
Unaccompanied Child	0	0	10	0	0	0
Persons with HIV	0	0	7	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name: 2015 Annual Point In Time Count
Data Source Comments: 2015 Point in Time Count, HMIS supplement for Guilford County

Indicate if the homeless population is: Has No Rural Homeless

OMB Control No: 2506-0117 (exp. 07/31/2015)

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Reliable data is not currently available for the sub-group of the homeless population described above regarding entries into homelessness, exits from homelessness, or estimated number of days of homelessness at the granular level indicated in the table above. However, data is available to describe the trends for the homeless population as a whole. In 2014, 1,111 individuals entered the homelessness service system. In 2014, 316 previously homeless individuals entered transitional housing, and 493 individuals entered permanent supportive housing. Rapid rehousing services were provided to 295 individuals.

Nature and Extent of Homelessness:

Race:	**Sheltered:**	**Unsheltered**
White	130	56
Black or African American	408	51
Asian	0	2
American Indian or Alaska Native	8	5
Pacific Islander	2	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	12	2
Not Hispanic	536	112

Data Source Comments: 2015 Point in Time Count, HMIS supplement for Guilford County

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2015, 48 families with children were identified as homeless during the point-in-time count, with one family identified as chronically homeless. 81 Veterans were identified as experiencing homelessness.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The racial composition of homeless populations has remained relatively consistent over the past three years for which data is available. In 2015, 68% of homeless individuals were African American, followed by 27% White. 4% of homeless individuals were identified as Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The total number of sheltered and unsheltered homeless individuals have decreased consistently over the past five years, with a significant drop in the past year in sheltered individuals due to a shift in programmatic approach to addressing homelessness. These program changes have focused efforts on providing housing first, including rapid rehousing. The most recent point in time data suggests this strategy has worked to reduce individuals from reentering homelessness. The number of unsheltered individuals has not changed as rapidly, and will require additional outreach and support to transition into permanent housing with supportive services.

Discussion:

The rate of homelessness has been declining over the last several years. Partner agencies within the Continuum of Care will work to achieve the goal of ending homelessness by 2016, and continue allocating resource to identify and intervene in households that have been identified as having multiple factors that could lead to homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Since December 2011, the City of Greensboro has contracted with Central Carolina Health Network (CCHN) for administrative services for persons living with HIV/AIDS under the HOPWA program.

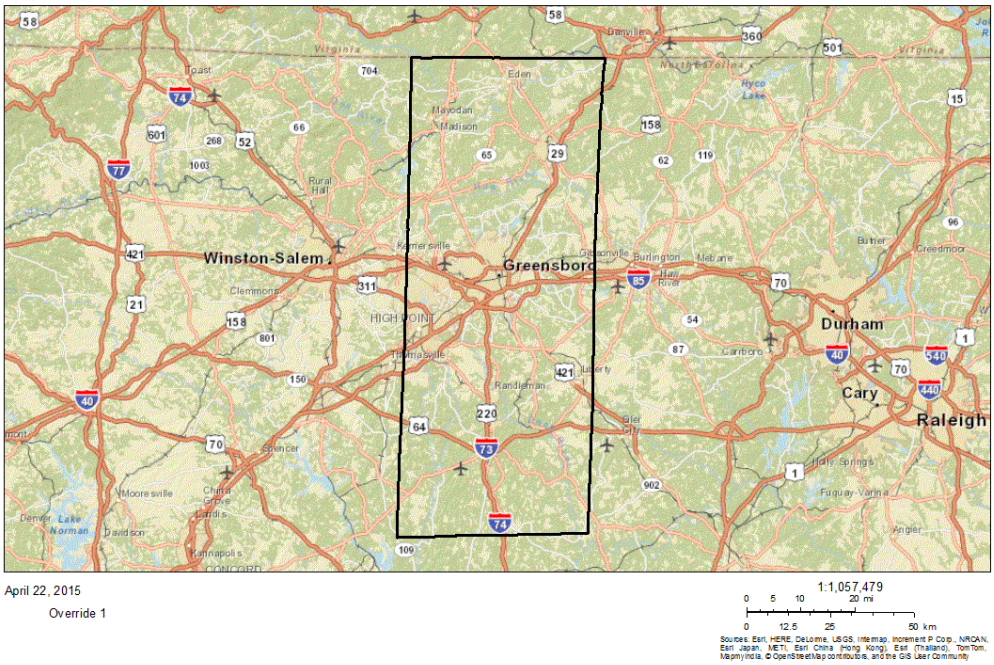
HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,686
Area incidence of AIDS	46
Rate per population	0
Number of new cases prior year (3 years of data)	175
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	2,317
Area Prevalence (PLWH per population)	315
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source: CDC HIV Surveillance

Greensboro - HOPWA Grantee planning boundary - Eligible Metropolitan Statistical Area (EMSA)



Greensboro - HOPWA Grantee planning boundary - Eligible Metropolitan Statistical Area (EMSA)

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	67
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Alternate Data Source Name: 2013-2014 HOPWA Caper
Data Source Comments:

Describe the characteristics of special needs populations in your community:

While the characteristics of the PLWHA population may vary somewhat from county to county, there are certain generalizations that can be made:

- Approximately 33% live below the federal poverty level
- Predominantly Male
- Predominantly African American
- Most patients fall within the following age categories - 45-64 years old and 25-44 years old
- Credit history or criminal background makes it difficult for them to access other mainstream housing programs
- Face stigma due to HIV diagnosis and, in some cases, gender expression

What are the housing and supportive service needs of these populations and how are these needs determined?

PLWHA throughout our region often identify housing as one of their primary unmet needs. While there is, in general, a lack of safe, affordable housing, it significantly impacts this group because of the correlation between housing and the ability to enter into, and remain, connected with healthcare including HIV specialty care. Challenges faced include: little to no income, poor credit histories, criminal backgrounds that leave them unable to access other housing programs (such as the Choice Housing Voucher program), and stigma/discrimination due to their HIV status/gender/sexual orientation. The needs vary from patient to patient. Those who are experiencing homelessness or in unstable housing situations usually seek ongoing rental/utility assistance (i.e. housing vouchers or public housing). Those who are housed but struggling to afford their current living situation may need a voucher, but often times are able to maintain their housing. These populations require assistance in finding more affordable housing and/or occasional financial assistance with rent or utilities.

If patients are already connected with either a CCHN funded Medical Case Manager or Bridge Counselor, these staff will do a comprehensive assessment to determine patient needs related to housing, healthcare, transportation, etc. From there, they are often referred to CCHN's Housing Coordinator who screens patients to determine eligibility for HOPWA funded services such as Tenant Based Rental Assistance (TBRA) as well as other programs such as public housing, shelter plus care, and targeted units. If a patient contacts the CCHN office requesting housing information or assistance, they are usually transferred directly to the Housing Coordinator with referrals for care management assistance (case management/bridge counseling) made as appropriate. The majority of our housing clients are currently receiving Case Management through a local agency before coming to us for housing assistance. There are referrals for local Special Need Facilities that are Substance and Alcohol abuse transitional housing in the area like Servant House. This is supportive housing that is temporary and also provides resources for clients to transition to self-sufficiency.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2013, a total of 2,111 cases of HIV/AIDS were reported as living in Guilford County; 100 of these were a new diagnosis. The rate of infection (24.6%) is one of top five highest rates for North Carolina. Of the clients CCHN has served, the average age client is 42, average family size is 2 persons per household, 60% are male, and 77% are African American.

Discussion:

CCHN has identified the special needs population in our area, and is working to assist eligible residents.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Community Development Block Grant funds can be used to fund the construction, rehabilitation, or installation of public facilities owned by a unit of local government or non-profits and open to the general public. The City focuses its use of Federal CDBG funds to support the construction, rehabilitation or installation of public facilities in neighborhoods and target areas undergoing comprehensive redevelopment. In the 2015-2019 time horizon, the City anticipates using CDBG funds to support construction of public utility and sidewalk improvements in the South Elm redevelopment area.

How were these needs determined?

Needs for public facilities are guided by adopted Redevelopment Plans, which identify proposed public facilities. These items are then included in the City of Greensboro's 10 year Capital Improvement Plan (CIP) for the City as a whole.

Describe the jurisdiction's need for Public Improvements:

CDBG funds can be used to fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation. In the 2015-2019 time horizon, the City anticipates using CDBG funds to support construction of portions of the Downtown Greenway in the Ole Asheboro and South Elm redevelopment areas.

How were these needs determined?

Needs for public facilities are guided by adopted Redevelopment Plans, which identify proposed public facilities. These items are then included in the City of Greensboro's 10 year Capital Improvement Plan (CIP) for the City as a whole.

Describe the jurisdiction's need for Public Services:

CDBG funds can be used to fund a wide range of public services, including job training, crime prevention, child care, health care, fair housing, energy conservation, and homelessness prevention programs. The City focuses its use of Federal funds to undertake comprehensive homelessness prevention programs.

How were these needs determined?

The needs for public services are guided by adopted Redevelopment Plans and the Guilford County task force on Ending Homelessness plan: Partnering to End Chronic Homelessness in Guilford County, High Point and Greensboro, adopted in 2007.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market in Greensboro and Guilford County is slowly recovering after the economic downturn of the last decade. Development activity is up across the City, and home values on the whole are increasing. The total value of residential construction in Greensboro has more than doubled since 2010, with apartment construction increasing in value by 429%. With cost of living increasing and household income stagnant, housing affordability continues to be a concern.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

Apartment construction has increased substantially over the past five years as the housing market has recovered. However, the units being built tend to be higher end. Housing affordability has become a topic of increasing concern when considered in the context of stagnant income levels and the rising cost of living.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	130,306	63%
1-unit, attached structure	9,230	4%
2-4 units	11,837	6%
5-19 units	33,383	16%
20 or more units	8,726	4%
Mobile Home, boat, RV, van, etc	14,703	7%
Total	***208,185***	***100%***

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	199	0%	1,780	3%
1 bedroom	973	1%	14,313	21%
2 bedrooms	22,780	19%	30,396	45%
3 or more bedrooms	95,096	80%	20,359	30%
Total	***119,048***	***100%***	***66,848***	***99%***

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Federal, state and local funds are used to provide assistance for housing units inhabited by people with low and moderate incomes. From 2010-2015, acquisition, construction, rehabilitation and rental/homebuyer assistance was provided for 1,160 rental units and 1,108 owner units. Funding was allocated to aid the homeless population by providing emergency shelter, transitional housing, and permanent supportive housing assistance.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

We do not anticipate losing any affordable housing units from the public housing inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

The availability of affordable housing units does not meet the needs of the population, particularly the extremely low and very low income households. There is currently a lengthy waiting list through the Greensboro Housing Authority for public housing units.

The size of available housing units does not meet the needs of the population. The majority of housing stock is single family detached units. There are relatively few studio and one bedroom units.

There are a total of 2,837 households below Area Median Income that are facing crowding, with the majority of those units being rental. The largest portions of rental and owner households that experience crowding are single-family households.

Describe the need for specific types of housing:

The greatest need in this jurisdiction is affordable housing. Of the housing needs analyzed, the largest percentage of households experiencing a housing need report a housing cost burden.

There are currently 24,823 households under Area Median Income that contain at least one person 62 or older. With an aging population, efforts need to be made to address needs for additional senior-friendly, affordable units.

Discussion

The need for additional affordable housing units is evident. There is a widening affordability gap between available units and incomes.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The cost of housing has increased in the Greensboro area over recent years, making affordable housing harder to find. Compounding that fact is the stagnation of income levels. With less affordable housing and fewer jobs that pay a living wage, the cost of housing continues to be a significant concern for the Consortium area.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	$105,242	$147,893	41%
Median Contract Rent	$489	$581	19%

Table 31 – Cost of Housing

Alternate Data Source Name: 2000 Census and 2007-2011 ACS
Data Source Comments: Data was gathered from American Community Survey and 2000 US Census because IDIS did not provide data.

Rent Paid	Number	%
Less than $500	23,222	34.7%
$500-999	39,454	59.0%
$1,000-1,499	3,168	4.7%
$1,500-1,999	418	0.6%
$2,000 or more	586	0.9%
Total	***66,848***	***100.0%***

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,558	No Data
50% HAMFI	15,164	6,495
80% HAMFI	44,187	22,538
100% HAMFI	No Data	34,712
Total	***62,909***	***63,745***

Table 33 – Housing Affordability

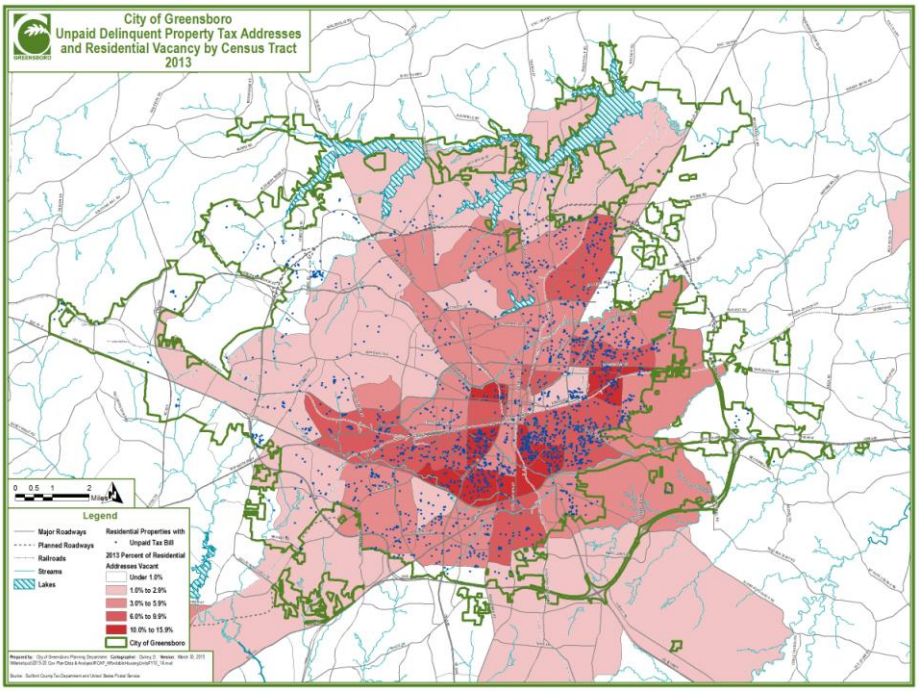
Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	516	591	701	953	1,075
High HOME Rent	541	617	701	901	986
Low HOME Rent	502	538	646	746	833

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents



Residential Vacancy Rate and Distribution of Residential Addresses with Unpaid Property Taxes

Is there sufficient housing for households at all income levels?

There is insufficient housing available that is affordable to low and moderate income households. The total number of renter households with housing cost burden of 30% or more is 27,597. The number of renter households with cost burden over 50% is 14,838. The number of households at lower income levels, coupled with less affordable rental housing being developed, has led to higher cost burden at these income levels.

The number of owner households with housing cost burden of 30% or more is 17,497 and cost burden over 50% is 9,928.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordable housing has become increasing difficult to find. Median home value has increased significantly since 2000, with a nearly 40% increase. Median contract rent has increased more slowly, by 13.1% during the same time period. Most apartment construction that has occurred within recent years is for higher-end units. As median rent continues to go up, this trend will make affordable housing harder to find.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median gross rent for North Carolina in 2013 was $778 which is higher than the Fair Market Rent in 2014 for a two-bedroom unit ($709) but lower than the Fair Market Rent for a three-bedroom unit ($964). Units for larger families with three bedrooms or more are easier to find at the median gross rent, or area median rent. Single-person households and small families struggle to find units at or below the median rent. New affordable housing production must include housing options with rent that is below the State median. This will open the market to a wider array of households that are currently struggling to remain housed in units with rents higher than 50% of their income.

Discussion

There is a significant need for more affordable housing across the consortium to address the affordability gap and reduce the waiting list for public housing and vouchers. More affordable units are needed, in addition to focusing on increasing the number of jobs that provide a living wage.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Safe, affordable housing provides stability for households across all income ranges. Substandard housing impacts not only those who reside in the unit, but can impact the conditions and stability of the surrounding neighborhood.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

A substandard residential building is defined as any building, including any dwelling unit, guest room, or suite of rooms or the premises on which the same is located, or portion thereof, which do not meet the minimum requirements as described in Chapter 11 of the Greensboro Housing Code.

"Substandard condition but suitable for rehabilitation" is defined as substandard conditions where rehabilitation activities can affordably bring the dwelling unit into compliance with the Housing Code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	30,147	25%	28,824	43%
With two selected Conditions	908	1%	1,919	3%
With three selected Conditions	143	0%	119	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	87,850	74%	35,986	54%
Total	***119,048***	***100%***	***66,848***	***100%***

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	20,303	17%	8,738	13%
1980-1999	43,629	37%	25,425	38%
1950-1979	44,023	37%	25,615	38%
Before 1950	11,093	9%	7,070	11%
Total	***119,048***	***100%***	***66,848***	***100%***

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	55,116	46%	32,685	49%
Housing Units build before 1980 with children present	10,811	9%	6,100	9%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	213	0	213
Abandoned Vacant Units	0	0	0
REO Properties	117	0	117
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Alternate Data Source Name: Code Compliance Database 2014-2015

Data Source Comments: As of April 16, 2015, 117 REO properties listed for sale in Listingbook for all of Guilford County

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

26% of owner-occupied units and 46% of rental units have at least one documented housing problem. The majority of housing stock within the Consortium area was constructed between 1950 an 1999. As units age, the need for more extensive rehabilitation increases.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Housing units built before 1978 usually contain lead-based paint. Nationwide, one in five children living in these pre-1978 homes is at risk for lead poisoning. Guilford County has 89,803 housing units built prior to 1980, accounting for nearly 40% of the total housing stock, according to the 2007 American Community Survey. National statistics suggest that 83% of private pre-1980 housing units may include lead-based paint, while 25% of these homes are a danger to children, due to the condition of the paint.

Discussion

The overall age of housing stock within the Consortium area indicates the need for a continued focus on addressing substandard housing, rehabilitation of housing units, and mitigation of lead based paint within the existing housing stock.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

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 operating public housing. GHA also works with over 2,500 landlords and owners to provide Housing Choice Vouchers to qualifying participants.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			5,135	7,354		2,779	385	479	4,855
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Alternate Data Source Name:
GHA

Data Source Comments: Data source is real time through 4/2/15.

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

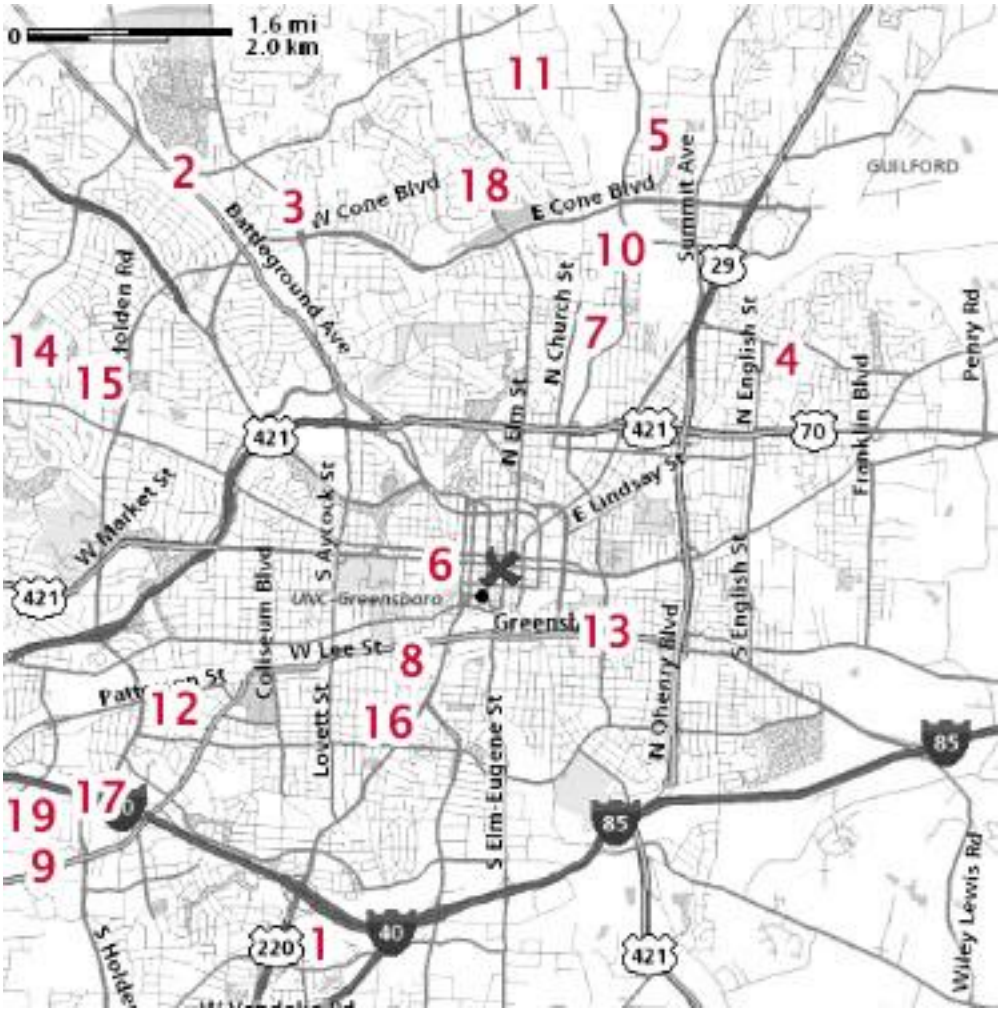
The Greensboro Housing Authority (GHA) operates more than 2,000 units of conventional public housing units in 19 communities throughout the City of Greensboro NC, ranging from a small 11-unit community to a large 430-unit community. Utilizing the Uniform Physical Conditions System (UPCS), HUD inspects and scores the physical condition of all GHA units. GHA consistently receives excellent ratings and scores as a result of these inspections. Communities are well distributed across the City.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Housing Condition

Public Housing Development	Average Inspection Score
Abby Court	98
Applewood	97
Baylor Court	90
Claremont Courts	87
Foxworth	85
Gateway Plaza	99
Hall Towers	97
Hampton Homes	96
Hickory Trails	79
Lakespring Court	97
Laurel Oaks	82
Pear Leaf	81
Ray Warren Homes	81
River Birch	93
Silverbriar	86
Smith Homes	93
Stoneridge	90
Woodbury Run	90
Woodland Village	93
Havens at Willow Oaks	99
Hicone (New)	N/A
Parkview Apartments	97
Townhomes at Willow Oaks	97
Villas at Willow Oaks	99
Windhill Court	99
Windhill Development	97

Table 40 - Public Housing Condition



GHA Communities

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Currently, GHA has a portfolio of 20 properties built from the 1950s through the 1990s. The restoration and revitalization needs for GHA's public housing units consist of activities which foster safe, quality affordable housing to low and moderate income families. GHA has formulated a customized approach in the assessment and implementation of a sustainable capital improvement program. One of GHA's priorities is to physically enhance the current portfolio of properties and create positive resident life experiences. In achieving this objective, GHA foresees capital improvements for its older properties (Smith and Ray Warren Homes) that consist of major renovations and community revitalization. The remaining properties require modernization, which build upon standard cyclical renovation efforts that consist of the replacement of aged mechanical systems, exterior improvements, and the addition of energy efficient measures to reduce utility consumption.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

GHA's strategy for enhancing the living environment of low and moderate income families is through implementing its capital improvement plan, which consists of systematic modernization of its housing portfolio in the next five (5) years. GHA intends to partner with the City, the State's low income housing tax credit program, and financial institutions through low interest loans and equity investment to finance the modernization activities.

GHA plans to work with the City through its Planning and Neighborhood Development departments to incorporate the Smith and Ray Warren Homes communities into planning initiatives, such as the HUD Promise Zone, updates to comprehensive plans and various neighborhood development plans.

Discussion:

The Greensboro Housing Authority is an important partner in meeting the affordable housing needs in Greensboro. Continued collaboration between GHA and the City is expected in redevelopment areas and the proposed Promise Zone to effectively implement community focused programs and services.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The Guilford County/High Point/Greensboro Task force on Ending Homelessness 2007 report, *Partnering to End Chronic Homelessness* recommends a Housing First Strategy to stabilize individuals and families first, and then ensure that they have access to necessary services.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	152	62	284	149	0
Households with Only Adults	265	180	281	102	6
Chronically Homeless Households	0	0	0	55	6
Veterans	0	0	33	350	0
Unaccompanied Youth	12	0	0	0	0

Table 41 - Facilities Targeted to Homeless Persons

Data Source Comments: Partners Ending Homelessness

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Central Carolina Health Network staff serves as crisis case managers to work with patients for an average of three months to get them connected to care and other needed services. Staff completes a comprehensive assessment to determine patient needs related to housing, healthcare, transportation, etc. Patients are often referred to CCHN's Housing Coordinator who screens patients to determine eligibility for HOPWA funded services such as Tenant Based Rental Assistance (TBRA) as well as other programs such as public housing, shelter plus care, and targeted units. Patients needing ongoing care coordination assistance are usually referred to another provider.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Point-in-Time counts provide a snapshot of unduplicated sheltered and unsheltered individuals and families experiencing homelessness. The entities that conduct these counts point out that the legal definition of homelessness, to which this data conforms, does not accurately encompass the entire Guilford County homeless population. The true number of homeless persons in Guilford County may well be more than double the numbers presented here. Consequently, the Point-In-Time counts are limited in their usefulness, and the actual need for homeless housing facilities and/or services is likely much greater than this data would suggest.

The total number of homeless persons (sheltered and unsheltered) counted in Guilford County in 2015 (662) has changed greatly from the 2010 number (1,064). Each intermittent year, a decrease in total homelessness was seen. This differs significantly from the nearly stagnant Point-in-Time counts discussed in the 2010-2014 Consolidated Plan. The composition of the homeless population has also experienced a reduction. The number of homeless families with children decreased from 111 to 48, and the number of individual chronic homelessness decreased from 131 to 75.

Of Guilford County's homeless total, 81 veterans, and 10 unaccompanied youth reside in Greensboro. Although the total number of beds at homeless shelters in Greensboro appear to be able to accommodate the City's known homeless population, most of the shelters or beds are reserved for specific sectors of the homeless population, such as transitional housing, women only, teen only, or family only. In response to shelter facilities reaching their capacity limits, a group of Greensboro religious congregations established the Winter Emergency (WE) Shelter program, to provide temporary supplemental shelter beds during the coldest months of the year.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The City of Greensboro has contracted with Central Carolina Health Network (CCHN) to provide administrative services to HOPWA eligible persons. CCHN has identified the needs of persons in our community and continues to facilitate the availability of supportive housing programs.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	95
PH in facilities	0
STRMU	99
ST or TH facilities	0
PH placement	0

Table 42 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Throughout our region, housing is often identified as one of the primary unmet needs. While there is, in general, a lack of safe, affordable housing, it has a significant impact because of the correlation between housing and the ability to enter into, and remain, connected with healthcare including HIV specialty care. Challenges faced include: little to no income, poor credit histories, criminal backgrounds that leave them unable to access other housing programs (such as the Choice Housing Voucher program), and stigma/discrimination due to their HIV status/gender/sexual orientation. The needs vary from patient to patient. Those who are homeless or in unstable housing situations usually seek ongoing rental/utility assistance (i.e. housing vouchers or public housing). Those who are housed but struggling to afford their current living situation, may need a voucher, but often times are able to maintain their housing with help finding more affordable housing and/or occasional financial assistance with rent or utilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Individuals newly diagnosed with HIV, those new to our service area or those who have been out of care are offered assistance from CCHN's Bridge Counselors. Staff serves as crisis case managers to work with patients for an average of three months to get them connected to care and other needed services. Patients needing ongoing care coordination assistance are usually referred to another provider – either a RW funded medical case management agency or community support agency. Patients who were established with of the Medical Case Management agencies prior to admission in any sort of institution can request to have their file reopened. An assessment would be done and a new care plan developed to address the patient's new situation.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

CCHN plans to continue offering housing information and referral through the Housing Coordinator position established in 2014 through a combination of HOPWA and CAPUS (Care and Prevention in the US) funding. CCHN will continue to serve PLHWA with HOPWA funded tenant based rental assistance through contractual arrangements with local housing authorities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

CCHN plans to continue offering housing information and referral through the Housing Coordinator position established in 2014 through a combination of HOPWA and CAPUS (Care and Prevention in the US) funding. CCHN will continue to serve PLHWA with HOPWA funded tenant based rental assistance through contractual arrangements with local housing authorities.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

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

The Land Development Ordinance presents specific barriers to an adequate supply of affordable fair housing accessible by protected classes, including:

- Requiring a siting buffer on group homes, consistent with state law, but inconsistent with the Fair Housing Act;
- Requiring an overlay zone location or special use permit for manufactured homes;
- Lacking provision for eligible persons with disabilities to request reasonable modification from any provision in the zoning ordinance;
- Allowing Single-Room Occupancy (SRO) units by right only in a small number of districts; and
- Allowing homeless shelters only in non-residential districts.

The AI also identified a range of community circumstances that could be influenced by public policy:

- An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities.
- Discrimination in the rental market on the basis of race and ethnicity, as demonstrated by paired testing.
- Nineteen of the City's 173 block groups (10.9%) were identified as Racially Concentrated Areas of Poverty (RCAPs).
- The concentration of assisted housing in RCAPs and other low- and moderate- income census tracts.
- The absence of a public policy that results in the creation of affordable housing in higher opportunity areas.
- Public transportation system provides RCAPs residents with poor access to higher opportunity areas and community assets.
- Too few sustainable employment opportunities in or near RCAPs.

The City of Greensboro is committed to reviewing and resolving these policy barriers.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The City of Greensboro and Guilford County are fortunate to have access to a wealth of public and private community assets. These range from world class public parks, water and waste water systems with capacity to accommodate growth, a road network with little congestion, varied forms of transit service, an outstanding public school system, opportunities for higher education at seven colleges and universities, vibrant neighborhoods, and employment opportunities that continue to expand as the region recovers from the most recent recession.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	371	160	0	0	0
Arts, Entertainment, Accommodations	23,348	37,686	24	23	-1
Construction	6,129	13,721	7	9	2
Education and Health Care Services	42,645	63,895	44	39	-5
Finance, Insurance, and Real Estate	15,255	24,100	16	15	-1
Information	3,650	6,244	4	4	0
Manufacturing	19,552	33,968	20	21	1
Other Services	5,485	8,916	6	5	-1
Professional, Scientific, Management Services	24,922	42,830	25	26	1
Public Administration	4,606	8,191	4	4	0
Retail Trade	23,459	40,831	25	25	0
Transportation and Warehousing	9,352	21,469	10	13	3
Wholesale Trade	11,575	24,128	13	15	2
Total	190,349	326,139	--	--	--

Table 43 - Business Activity

Alternate Data Source Name: US Census Bureau - OnTheMap Version 6
Data Source Comments:

OMB Control No: 2506-0117 (exp. 07/31/2015)

Labor Force

Total Population in the Civilian Labor Force	143,008
Civilian Employed Population 16 years and over	128,217
Unemployment Rate	10.34
Unemployment Rate for Ages 16-24	23.48
Unemployment Rate for Ages 25-65	7.51

Table 44 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	29,333
Farming, fisheries and forestry occupations	5,698
Service	13,225
Sales and office	35,623
Construction, extraction, maintenance and repair	8,963
Production, transportation and material moving	7,225

Table 45 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	98,107	81%
30-59 Minutes	19,112	16%
60 or More Minutes	3,895	3%
Total	***121,114***	***100%***

Table 46 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	8,423	1,431	5,280
High school graduate (includes equivalency)	21,665	3,355	6,547
Some college or Associate's degree	30,736	3,303	6,577
Bachelor's degree or higher	41,866	2,269	6,186

Table 47 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	733	1,336	1,933	1,923	2,924
9th to 12th grade, no diploma	3,371	2,971	2,348	4,623	3,772
High school graduate, GED, or alternative	8,544	7,633	8,820	15,142	9,118
Some college, no degree	20,099	10,550	7,804	12,979	5,403
Associate's degree	818	2,534	2,266	4,662	1,016
Bachelor's degree	3,798	10,962	9,080	14,127	5,438
Graduate or professional degree	133	3,758	3,815	8,617	3,372

Table 48 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,357
High school graduate (includes equivalency)	24,738
Some college or Associate's degree	29,777
Bachelor's degree	41,152
Graduate or professional degree	55,463

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care services, arts, entertainment, accommodations, and the retail trade sectors provide the bulk of jobs in Greensboro and Guilford County.

Describe the workforce and infrastructure needs of the business community:

An extensive business survey sponsored by the Guilford County Workforce Development Board and the Greensboro Chamber of Commerce in 2014 revealed that businesses still have difficulty filling certain jobs, notably in the manufacturing sector, due to lack of both hard skills and soft skills.

Local partners in workforce development, education and the business community are working together to solve these issues by developing more creative ways to effectively assess and train individuals to the specific skill gaps identified by employers. These approaches include identifying those occupational areas where the need is greatest and combining job relevant soft skills training with hard skills training in those areas identified as most in need by the survey: critical and analytic thinking, problem solving and communication.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Greensboro's economy continues to transition away from manufacturing as its core employment driver to a more diverse mixture of skilled manufacturing and knowledge based jobs. *Triad Tomorrow*, the regional Comprehensive Economic Development Strategy (CEDS) identifies specific industry clusters and support for entrepreneurship as key strategies to support economic vitality in Greensboro, Guilford County and the region.

On July 1, 2015, the Workforce Innovation and Opportunity Grant will replace the Workforce Investment Act of 1998. This represents the first major change in federal workforce legislation in fifteen years. The new law is in step with the President's Ready to Work Job-Driven Training initiative and focuses on improving the quality and labor market relevance of workforce investment, education and economic development efforts.

The Act which will be implemented in Guilford County by the local Workforce Development Board and the City's Office of Workforce Development, provides a framework and funding resources to better align workforce, education and economic development efforts at the local level and improve access to jobseekers and businesses through the NC Works Career Center System.

The Act is focused on closer connection with businesses to determine needs and design training programs via sector strategy approaches, development of career pathways, more focus on work-based learning approaches and increasing services to those with disabilities and other barriers to employment. Partnerships with other service or workforce related agencies are also strengthened to broaden and consolidate the net for serving individuals through the career center system, i.e., creating a more accessible one-stop center where jobseekers are connected to businesses that need them.

The Act also streamlines availability of services to youth by removing certain income requirements and focusing more on individual barriers to employment than federal programs of the past. Types of services to youth are also expanded in the new legislation that focuses resources on out-of-school youth and those that are most at risk of not being able to compete in the job market without additional assistance.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Businesses still have difficulty filling certain jobs, notably in the manufacturing sector, due to lack of workers with both hard skills and soft skills.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Greensboro/High Point/Guilford County Workforce Development Board has worked closely with Guilford Technical Community College in developing shorter term training programs that include training specific assessment components. Notable examples are in the machining and aviation sectors, with additional industry sectors to follow in the future.

Individuals enter a pipeline in which they make online application for program consideration and schedule themselves for focused assessments that determine whether they meet established criteria for success in the program. Those that do move on to an interview process with employer panels for final selection and inclusion in training. Those that have identified gaps as a result of the assessment are given the opportunity to remediate those areas and remain in the pipeline for another opportunity to enter training when basic academic or occupational-specific skills have improved.

This approach has worked well for placement purposes by identifying appropriate candidates for training and jobs, by keeping employers involved in the process and by offering continual opportunity for individuals who have a strong interest in specific occupational sectors.

Primary among the assessment methods being used to identify readiness and skill gaps is ACT's WorkKeys approach in which job-based skill levels are determined for specific jobs and jobseekers are assessed against those skill levels to pinpoint strengths and weaknesses related to specific jobs. Guilford County recently applied for a designation as a Work Ready Community which will confirm it as an area in which businesses consider WorkKeys results in selecting employees and the public school system systematically improves its graduation rate. The application was a joint effort among education, workforce development and business entities in the county.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Locally, the City of Greensboro prepared a Promise Zone Plan in 2014 which identified six goal areas and related strategies to be undertaken with a range of community partners to achieve a vision of vibrant neighborhoods that are attractive, safe and prosperous for residents and businesses alike. Promise Zone partners include the schools, universities, community foundations and the housing authority.

At the regional level, The City Greensboro participated in the development of the 2014 regional sustainable communities plan, *Piedmont Together.* Greensboro's inclusion in this regional plan provides the City with Federal Preferred Sustainability Status. *Piedmont Together* provides recommendations for increasing jobs, improving housing, expanding transportation choices and strengthening communities. This plan also places a special focus on equity issues in the region. The regional sustainability plan was prepared in conjunction with *Triad Tomorrow*, a Comprehensive Economic Development Strategy (CEDS) for the Piedmont Triad region. The CEDS identifies specific industry clusters and support for entrepreneurs as key strategies to support economic vitality in Greensboro and the region.

Discussion

The City's overarching goal for workforce development is to reduce unemployment by undertaking initiatives to create more job opportunities and provide workers with critical skills that meet industry demands.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Low-income households are generally concentrated in central and east Greensboro and generally have multiple housing problems. There are also concentrations that radiate out in greater Guilford County. A "concentration" is a close grouping of census tracts that have households with multiple housing problems. These areas have been included in Greensboro's proposed Promise Zone. There is significant overlap between areas of low income households, minorities, and distressed housing.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Central and east Greensboro have the greatest concentration of racial/ethnic minorities and low-income families. A "concentration" is a close grouping of census tracts at or below 50% area median income (AMI). These areas have been included in Greensboro's proposed Promise Zone.

What are the characteristics of the market in these areas/neighborhoods?

The neighborhoods clustered in central and east Greensboro that make up Greensboro's proposed Promise Zone experience poverty rates 20% higher than the City as a whole, unemployment rates 10% higher than the City as a whole, and a vacancy rate 5% higher than that of the County.

In August, a Brookings Institute Research Brief identified the Greensboro Metropolitan Area as one of the top 10 regions in the US experiencing the greatest increase in poverty – a total increase of 77.1%.

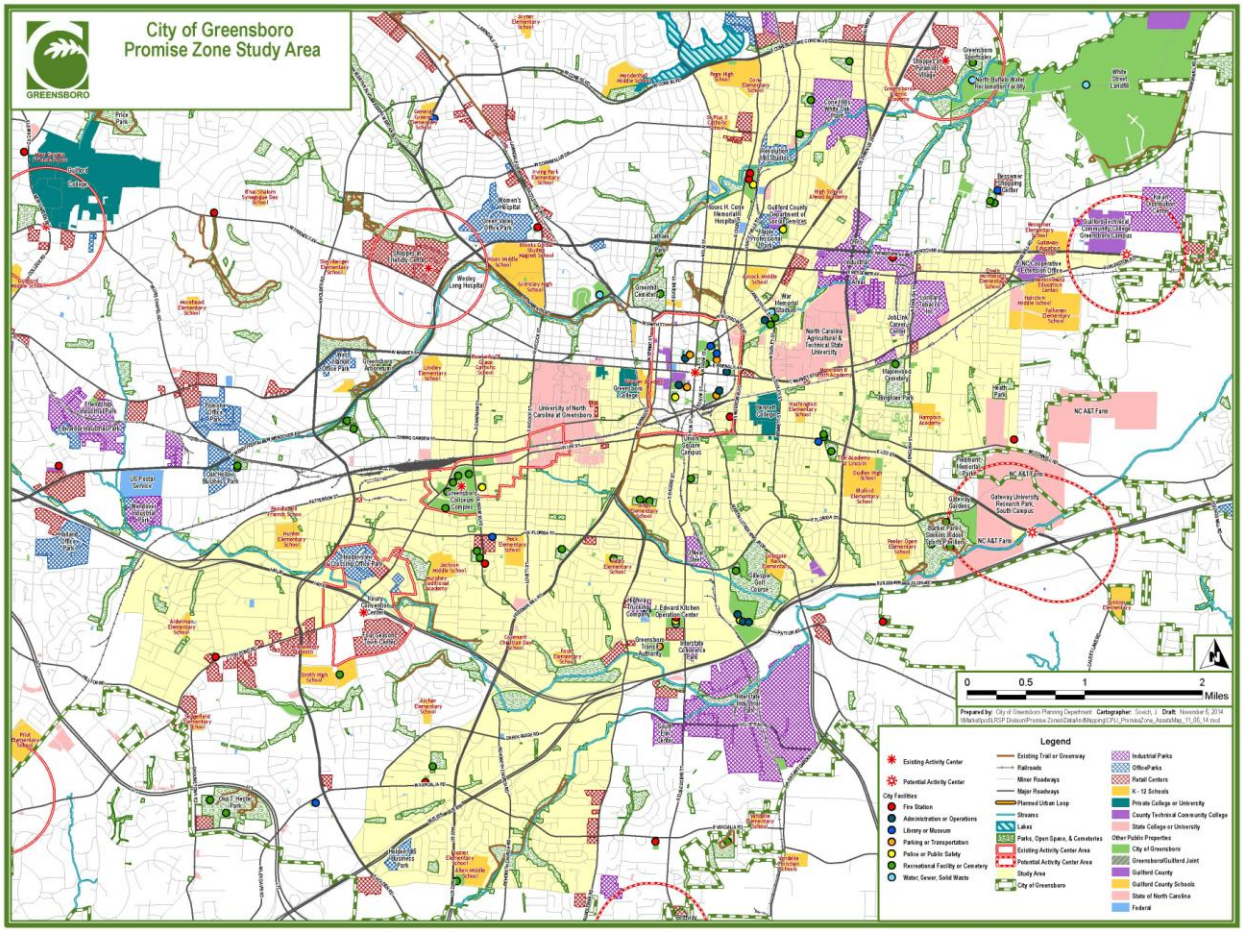
Are there any community assets in these areas/neighborhoods?

There are numerous public and private assets that can be leveraged in these areas, as illustrated in the attached map. These include community facilities like parks, libraries and greenways; municipal water and waste water systems; a network of city and state owned roadways; public and private institutions of higher learning; Guilford County school campuses and Greensboro Housing Authority communities.

Are there other strategic opportunities in any of these areas?

The City constantly seeks opportunities to leverage resources across departments and with a variety of public and private entities. The City has proposed the designation of a Promise Zone and completed a Promise Zone Plan in partnership with local schools, universities and non-profit organizations, including the Greensboro Housing Authority. This collaborative framework will provide strategic opportunities to coordinate efforts to improve conditions in these areas.

OMB Control No: 2506-0117 (exp. 07/31/2015)



Community Assets Map

OMB Control No: 2506-0117 (exp. 07/31/2015)

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The five-year Strategic Plan is the result of extensive community needs assessment and outreach processes conducted by the Neighborhood Development and Planning Departments of the City of Greensboro. By gathering and applying a wide variety of research data and community input, the City has developed this comprehensive approach to sustainable housing and community revitalization.

Based on both the quantitative and qualitative data analyzed and presented in the Market Analysis and Needs Assessment, and a review of program performance under the prior Consolidated Plan, Greensboro and Guilford County established three goal areas for the 2015-19 period:

- Increase the supply of decent affordable housing;
- Promote a suitable living environment; and
- Expand economic opportunities.

Greensboro and Guilford County will direct resources as appropriate to accomplish these goals 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 five-year time frame that begins July 1, 2015 and ends June 30, 2019 (i.e.: Fiscal Years 2015 through 2019).

Priorities for implementation will focus on projects or activities that produce the following results (in order, from highest to lowest priority):

- Advance and/or fulfill current commitments in Target Neighborhoods (see SP-10);
- Reduce and/or eliminate Identified Barriers to Affordable Housing (see SP-55);
- Advance the jurisdiction's Anti-Poverty Strategy (see SP-70); and
- Accomplish other Strategies or Goals stated in the Strategic Plan (see SP-45 and SP-46).

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	**Area Name:**	Arlington Park
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Arlington Park target area encompasses 90 acres designated as a redevelopment area in 1979. This area lies west of Martin Luther King Jr Drive, between Andrew Street and East Florida Street.
	Include specific housing and commercial characteristics of this target area.	This target area has a 2014 population of 787 people in 304 households. Average household size is 2.59. Approximately 20% of dwelling units in the area are vacant, while 26% of occupied units are home to owner-occupants. Median household income is $20,967. Median home value is $85,246.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area was originally identified in 1979. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
	Identify the needs in this target area.	The objectives of the adopted redevelopment plan for this area are to remove substandard buildings and encourage rehabilitation of public infrastructure and private property.
	What are the opportunities for improvement in this target area?	The Redevelopment Commission of Greensboro owns four buildable lots which are currently being marketed for construction of single family homes.
	Are there barriers to improvement in this target area?	No.

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2	**Area Name:**	Eastside Park
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Eastside Park target area encompasses 47 acres designated as a redevelopment area in 1993. This area lies east of US 29, south of East Market Street, west of Bingham Street and North of Spencer Street.
	Include specific housing and commercial characteristics of this target area.	This target area has a 2014 population of 576 people in 225 households. Average household size is 2.52. Approximately 12% of dwelling units in the area are vacant, while 24% of occupied units are home to owner-occupants. Median household income is $21,895. Median home value is $105,000.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area was originally identified in 1993. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
	Identify the needs in this target area.	The objectives of the adopted redevelopment plan for this area are to provide rehabilitation assistance to homeowners, acquire blighted properties, eliminate illegal activities, and construct a neighborhood park and other improvements.
	What are the opportunities for improvement in this target area?	The Redevelopment Commission of Greensboro currently owns three vacant lots in this area.

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	Are there barriers to improvement in this target area?	No.
3	**Area Name:**	Heritage House
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Heritage House is a 177 unit condominium complex located at 310 West Meadowview Road on approximately 8.5 acres. The site is bound to the north by Village Green Drive, to the east by Soabar Street, to the south by West Meadowview Road, and to the west by Randleman Road.
	Include specific housing and commercial characteristics of this target area.	There is little housing in the area immediately surrounding the site. Within a one mile radius, 63% of households were renter occupied in 2010 compared to 47% across the City of Greensboro. The average household size within a one mile radius between 2010 and 2014 was 2.10 as compared to 2.30 citywide. There are 657 housing units within a half-mile radius which expands to 2,732 housing units within a 1 mile radius. Most of the housing within the half mile radius is concentrated to the north and west sections of the study area.

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	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In September 2014, The Greensboro Planning Board designated the building and parcels at 310 West Meadowview Road as blighted as provided in the North Carolina General Statutes (NCGS) Urban Redevelopment Law (160A, Article 22), and established a rehabilitation, conservation and reconditioning area which encompasses 310 and 312 West Meadowview Road, referred to as the redevelopment site. Citizen participation will play a vital role in identifying the goals and objectives of the proposed redevelopment plan.
	Identify the needs in this target area.	The objectives of the proposed redevelopment plan for this area are to identify the best use for the redevelopment of the existing site while incorporating existing development in a manner that supports the pattern of the surrounding area.
	What are the opportunities for improvement in this target area?	The total site is 8.5 acres most of which is a vacant parking lot. Based on the current pattern of existing industrial uses to the north and east, there are opportunities for industrial uses to be developed on site.
	Are there barriers to improvement in this target area?	No.
4	**Area Name:**	Ole Asheboro
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Ole Asheboro target area encompasses 260 acres designated as a redevelopment area in 1979 This area lies east and west of Martin Luther King Jr Drive, between East Lee Street and Florida Street.

	Include specific housing and commercial characteristics of this target area.	This target area has a 2014 population of 1,510 people in 618 households. Average household size is 2.40. Approximately 19% of dwelling units in the area are vacant, while 28% of occupied units are home to owner-occupants. Median household income is $21,128. Median home value is $90,179.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area was originally identified in 1979. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
	Identify the needs in this target area.	The objectives of the adopted redevelopment plan for this area are to stabilize existing housing stock, provide for new housing, adaptive reuse and rehabilitation of historic buildings, development of a day care center, and major upgrades of the area's deteriorated infrastructure.
	What are the opportunities for improvement in this target area?	City housing rehabilitation, code compliance, and Lead-Safe Housing Assistance Programs are active in the area.
	Are there barriers to improvement in this target area?	No.
5	**Area Name:**	South Elm
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The South Elm target area encompasses 10 acres designated as a redevelopment area in 2007. This area lies on both sides of South Elm Street, East Lee Street and East Bragg Street.
	Include specific housing and commercial characteristics of this target area.	This target area has no population or households.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area was originally identified in 2007. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
	Identify the needs in this target area.	The adopted redevelopment plan for this area describes a range of infrastructure improvements needed to create a vibrant, mixed use area.
	What are the opportunities for improvement in this target area?	Improvements are planned to streets and sidewalks, construction of a greenway segment, and the storm sewer within the target area.
	Are there barriers to improvement in this target area?	No.
6	**Area Name:**	Phillips Avenue
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Phillips Avenue target area encompasses 14 acres designated as a redevelopment area in 1990. This area is located south of Phillips Avenue and west of Lombardy Street.
	Include specific housing and commercial characteristics of this target area.	This target area has a 2014 population of 34 people in 15 households. Average household size is 2.27. Approximately 12% of dwelling units in the area are vacant, while 29% of occupied units are home to owner-occupants. Median household income is $22,648. Median home value is $100,000.

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	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area was originally identified in 1990. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
	Identify the needs in this target area.	The objectives of the adopted redevelopment plan for this area are the removal of substandard buildings and blight, improve the street layout and revise land uses.
	What are the opportunities for improvement in this target area?	The Redevelopment Commission of Greensboro owns 10 acres in this area formerly operated as a quarry. A portion of this site has been proposed as an urban farm.
	Are there barriers to improvement in this target area?	No.
7	**Area Name:**	Willow Oaks
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Willow Oaks target area encompasses 250 acres designated as a redevelopment area in 2000. This area is situated on both sides of US 29, including properties generally located between East Market Street and East Lee Street.

	Include specific housing and commercial characteristics of this target area.	This target area has a 2014 population of 1833 people in 797 households. Average household size is 2.25. Approximately 15% of dwelling units in the area are vacant, while 21% of occupied units are home to owner-occupants. Median household income is $22,466. Median home value is $109,231.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area was originally identified in 2000. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
	Identify the needs in this target area.	The objectives of the adopted redevelopment plan for this area are to remove substandard buildings, eliminate blight, rehabilitate existing homes, and construction of new homes and apartments. To date, 210 rental units and 100 single family homes have been constructed.
	What are the opportunities for improvement in this target area?	An additional 150 single family homes remain to be constructed, along with a commercial village center.
	Are there barriers to improvement in this target area?	Housing market forces continue to impact construction of new for-sale residences in this area.
8	**Area Name:**	Consortium Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

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	Identify the neighborhood boundaries for this target area.	This target area encompasses the boundaries of the Greensboro HOME Consortium, including Greensboro, unincorporated Guilford County, Burlington, and unincorporated Alamance County.
	Include specific housing and commercial characteristics of this target area.	The 2010 Census report identifies 48.4% of Greensboro's population as white (57% white in Guilford County). African American and Hispanics account for 40.6% and 7.5% percent of the total population respectively (32.5% and 7.1% in Guilford County). Both Greensboro and Guilford County also have significant numbers of Asian and Native American households. Decreases in the manufacturing industry have continued to change the area's employment base.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This is an administrative boundary identified for the purpose of the consortium.
	Identify the needs in this target area.	Needs include rehabilitation of existing housing stock and the creation of affordable housing.
	What are the opportunities for improvement in this target area?	Rehabilitation of existing housing stock and new housing development mainly through Community Housing Development Organizations (CHDOs).
	Are there barriers to improvement in this target area?	Transportation options are limited and viable housing options for those at or below 80% AMI are limited.
9	**Area Name:**	HOPWA EMSA
	Area Type:	EMSA
	Other Target Area Description:	EMSA
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	

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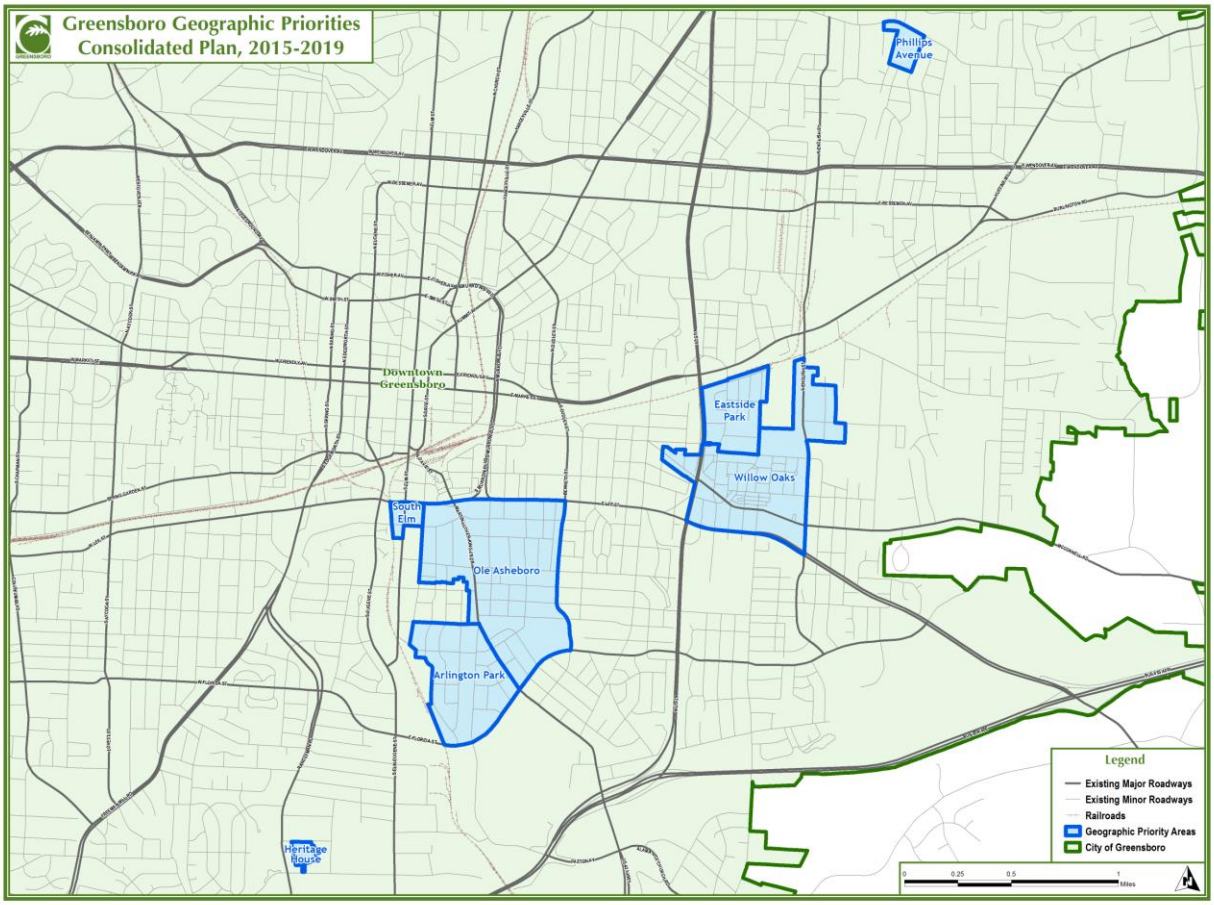
	Identify the neighborhood boundaries for this target area.	Entirety of Guilford, Randolph, and Rockingham Counties, and the incorporated municipalities (or portions thereof) located therein.
	Include specific housing and commercial characteristics of this target area.	The commercial characteristics include hospitals and health service providers with limited funding for low income people with HIV/AIDS. As a result of low funding, the affected residents have limited housing options due to expenses.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This is an administrative boundary identified for the purpose of the HOPWA grant.
	Identify the needs in this target area.	Additional funding for resources for low income individuals with HIV/AIDS.
	What are the opportunities for improvement in this target area?	The CCHN network has taken a leadership role in the establishment of a "one-stop shop" health clinic for PLWHA in Greensboro, which will provide primary and specialty medical services, case management, mental health, dental and bridge counseling services in one facility. This clinic, opened in April 2011, is making a significant impact on the provision of care for PLWHA. The challenge for all services including medical and housing will be to secure sufficient funding to sustain current programs and meet the growth in the epidemic witnessed in our community.
	Are there barriers to improvement in this target area?	In terms of the EMSA as a whole, a confluence of factors (better treatment options, increased community testing, to name a few) have resulted in a steadily increasing number of PLWHA, at a time when funding for housing along with other HIV services has remained flat. Waiting lists for other housing programs are often closed or estimated to have a wait duration of several years. The need is simply greater than the resources available to address it. Housing affordability, housing availability and in some instances credit history have all been barriers.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Allocations within these target areas are guided by locally adopted redevelopment plans, or in the case of the HOME Consortium area and HOPWA EMSA area, by this consolidated plan.



Geographic Priority Areas Map

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	**Priority Need Name**	Housing Affordability & Access
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	South Elm Eastside Park Ole Asheboro Willow Oaks Arlington Park Consortium Area EMSA
	Associated Goals	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	Description	With 42,528 (59.5%) of the area's low to moderate income households experiencing housing cost burden of 30% or more, affordability of, and access to, housing is clearly a priority need.
	Basis for Relative Priority	The provision of safe, affordable housing is based on existing policy and community need.

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2	**Priority Need Name**	Job Growth & Access
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park Heritage House Consortium Area
	Associated Goals	Expand Economic Opportunities

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	Description	With a 2013 unemployment rate of 10.7% (compared to the national average of 9.7%), and an area household median income that is 14.3% below the nationwide median, increasing the number of jobs paying a living wage, especially those available to persons with a high school education or less, is a priority need.
	Basis for Relative Priority	Improving access to living wage jobs is a based on existing policy and community need.
3	**Priority Need Name**	Quality Living Environments
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	South Elm Eastside Park Ole Asheboro Willow Oaks Arlington Park Consortium Area EMSA
	Associated Goals	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment

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	Description	Over 13% of Greensboro's population resides in Census Block Groups that meet the definition for Racially Concentrated Areas of Poverty or Near Racially Concentrated Areas of Poverty. During the preceding 5-year period, over 41% of the federally assisted affordable housing units produced in Greensboro were located in those RCAP or Near-RCAP areas. There is a need to disperse new federally assisted units in order to decrease the concentration of affordable housing units in RCAPs, Near-RCAPs, and other predominantly Low- to Moderate- Income areas.
	Basis for Relative Priority	Promoting a suitable living environment is a based on existing policy and community need.
4	**Priority Need Name**	Homelessness Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Consortium Area EMSA
	Associated Goals	Increase the Supply of Decent Affordable Housing Expand Economic Opportunities

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	Description	In Greensboro, an estimated 664 persons (0.2% of the city's population) experience homelessness at a given time. Implementation of the Guilford County 10-year Plan to End Chronic Homelessness has been effective in reducing the number of persons facing homelessness. However, because the impacts of homelessness are particularly devastating to those affected, homelessness services continue to be a priority need.
	Basis for Relative Priority	The provision of services to reduce homelessness is a based on existing policy and community need.

Narrative (Optional)

Priority Needs have been developed based on:

- Categories of disproportionately higher need identified in Sections NA-15, NA-20, NA-25, and NA-30;
- General needs identified in Sections NA-10, NA-35, NA-40, NA-45, and NA-50;
- Barriers to Affordable Housing identified in Section MA-40; and
- Summarized results from the Public Needs Survey.

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SP-30 Influence of Market Conditions - 91.415, 91.215(b)

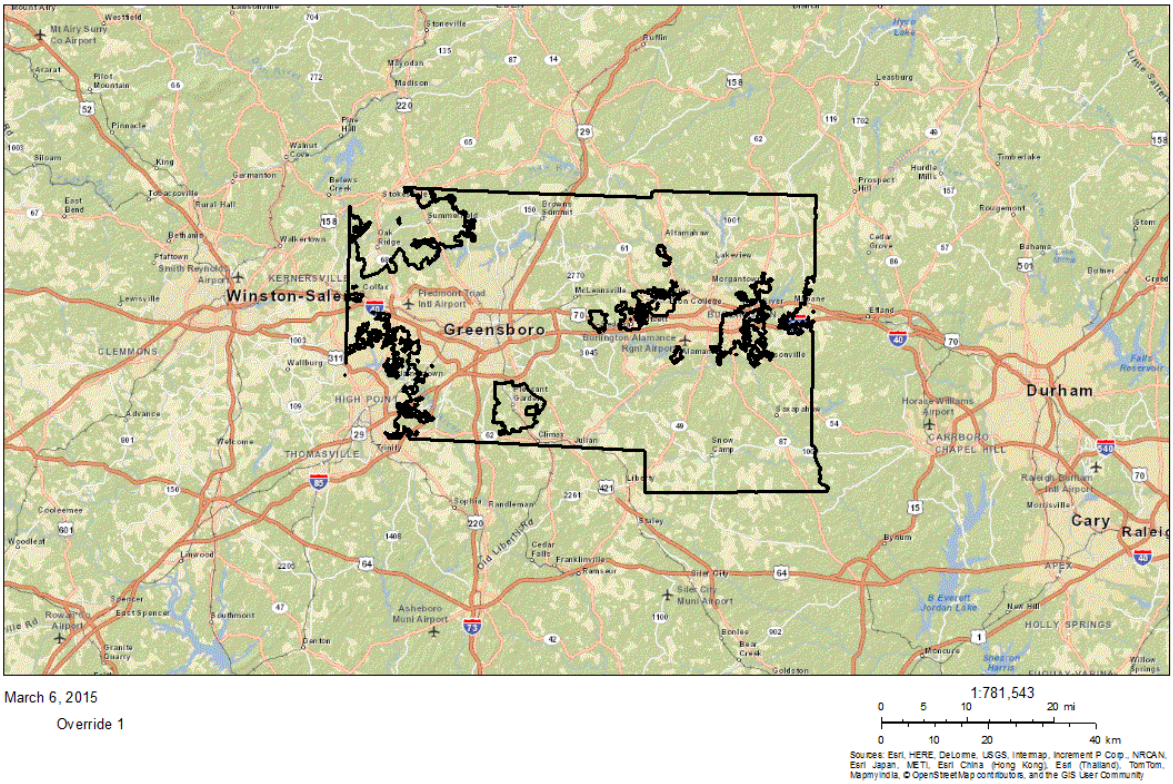
Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Guilford County fair market rents for 2014 are $522 for studio units, $598 for 1-bedroom units, $709 for two-bedroom units, $964 for 3-bedroom units, and $1,087 for 4-bedroom units. Due to the fact that many renter-occupied households have a cost burden greater than 30% of their monthly income, these rents may not be a viable option for a vast majority of people seeking affordable housing options. The Greensboro Housing Authority administers the Section 8 voucher program and demand far exceeds the supply of vouchers. To help fill the gap, the City of Greensboro has allocated HOME Program funds for TBRA that will also be managed by the Greensboro Housing Authority. Through June 30, 2016, $100,000 has been allocated to the TBRA program to assist low-income households within the City of Greensboro.
TBRA for Non-Homeless Special Needs	The TBRA program is intended to assist low-income residents who may or may not be special needs. The 2014 Analysis of Impediments and Assessment of Fair Housing identified an inadequate supply of affordable housing that is accessible for persons with disabilities.
New Unit Production	Market conditions have encouraged the development of new rental units, particularly at the higher end of the renter market. Continued local and state support is needed to support development of new affordable units.
Rehabilitation	
Acquisition, including preservation	

Table 52 – Influence of Market Conditions

OMB Control No: 2506-0117 (exp. 07/31/2015)

Greensboro HOME Consortium - planning boundary



Greensboro HOME Consortium - planning boundary

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City is projecting a consistent amount of allocations over the 2015-2019 period of this Consolidated Plan. If resources change from year to year, adjustments will be made in the activities carried out under annual plans.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,967,294	150,000	1,250,000	3,367,294	6,088,964	Primarily directed to redevelopment area infrastructure, housing rehabilitation and homelessness prevention services.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	710,534	120,000	2,400,000	3,230,534	2,199,164	Primarily directed to production and rehabilitation of affordable rental and owner properties.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	321,182	0	316,966	638,148	994,078	Primarily directed to housing voucher and care services for persons living with HIV/AIDS.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	177,108	0	0	177,108	548,164	Primarily directed to homelessness prevention.

Table 53 - Anticipated Resources

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

Federal funds will leverage additional resources from private and eligible public investment sources such as bank or other program loans, locally designated housing funds, eligible tax credits, grant or equity contributions and other services or program costs. Match credits will be obtained primarily from 1) non-profit project sources including in-kind labor, materials, donations, grants and services, 2) non-federal tenant based rental assistance that meets qualifying criteria, 3) value of waived capacity use fees, 4) related City or County infrastructure investments, 5) eligible housing counseling services, or 6) other local investment in qualifying affordable housing.

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

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The City, Redevelopment Commission and Housing Development Partnership together control 250 parcels consisting of 48.75 acres distributed through the geographic target areas. These properties are available for disposition and use in addressing the needs identified in this Consolidated Plan.

Discussion

The anticipated resources reflect current expectations for both funding and programmatic focus for the next five years.

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SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Partners Ending Homelessness	Continuum of care	Homelessness	Jurisdiction
Community Housing Solutions	CHDO	Ownership	Jurisdiction
Partnership Homes, Inc.	CHDO	Homelessness Rental	Jurisdiction
East Market Street Development Corporation	CHDO	Economic Development Ownership Rental neighborhood improvements	Jurisdiction
Servant Center, Inc.	CHDO	Homelessness Rental	Jurisdiction
Unity Builders	CHDO	Ownership Rental	Jurisdiction
Greensboro Housing Coalition	Non-profit organizations	Homelessness Ownership Planning Rental	Jurisdiction
Community Foundation of Greater Greensboro - Housing Committee	Philanthropic organization	Homelessness Ownership Planning Rental	Jurisdiction
Redevelopment Commission of Greensboro	Redevelopment authority	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Greensboro Housing Development Partnership	Non-profit organizations	Homelessness Ownership Rental neighborhood improvements	Jurisdiction
Central Carolina Health Network	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

A major gap in the Institutional Delivery System is the shortage of safe and affordable housing. This gap extends into the availability of shelters for women with children, those who do not have a specific issue (ex. Veteran, substance abuser, etc), convicted felons, youth transitioning into adulthood, and those with significant mental illness. Another weakness in the delivery system is the complex bureaucracy involved in qualifying for services, which can require a homeless/at risk person to navigate many different systems.

There exists a wide array of services available in the community; however basic barriers such as lack of transportation prohibit many from access to these services. The City of Greensboro and partnering agencies have begun to combat these gaps by allowing multiple points of access for people who are near, experiencing, or transitioning out of homelessness. A coordinated intake system is currently being explored that would help partners identify client needs more quickly and accurately. Limited resources restrict the volume of families and individuals that can be served. However, the use of a holistic approach in assisting those in need combined with the coordination of services provided by committed partners enhances the ability to serve the diverse segments of homeless populations, including the chronically homeless, families, unattended youth, and veterans.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

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Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	X
Other			
Emergency Shelter, Disability Assistance, AmeriCorps, Food Pantry, Bridge Counseling	X	X	X

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Many agencies provide services that help clients develop job skills and assist with job searches. Specialized services are provided for different sectors within the homeless population. A homeless shelter for females with chronic addiction provides a treatment plan in addition to the other services offered. Financial services are provided to veterans. Upon admittance into an emergency shelter, unaccompanied youth, ages 11 to 17, are provided services including: 24 hour emergency crisis response, crisis counseling, case management, and advocacy. Each child is assessed for mental health, medical, and dental needs. Educational needs are met through Guilford County Schools or via onsite academic support at the shelter. Unaccompanied youth are provided a variety of support services including but not limited to psycho-educational groups, life skills training, employment, and future career planning, and character education. While some agencies may offer similar services, each agency has their own method of operations related to mental/health consultation and referrals of clients.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Partnering agencies are becoming more interactive. Early detection of needs and coordination of services provides a better delivery of services to the client. A coordinated intake system is currently being explored that would help partners identify client needs more quickly and accurately.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

All persons experiencing a housing crisis will access Homeless Service System Resources through the Coordinated Intake Center or phone number. At this center, the first step will be identifying any possible safe and appropriate resource or solution outside of the homeless service system. Research tells us 20%-25% of households can be successfully diverted away from the system. If diversion is not successful a household will be assisted in receiving an appropriate shelter placement. If appropriate shelter is not available they will be screened using an assessment tool adopted by the system to be placed into the Coordinated Assessment process to access housing resources (if appropriate).

Once at an Emergency Shelter the household will be encouraged for the first 14 days to finding housing options on their own. Data (both locally and nationally) tell us the vast majority of people find their own way out of homelessness during this time frame. Limited resources are better spent on households that cannot work their way out of their own crisis. After 14 days (or approximately 7 days, if a return client) the household will be assessed to measure their "Acuity Level" and out onto a housing path- A. Supportive Housing Program (highest acuity levels); B. Rapid Re-housing (moderate acuity levels); C. No assistance- continue to encourage and provide assistance so households can find housing on their own. At this point households will be placed onto a priority list where their scores are compared with all of the other assessments. The households with the highest scores (in the first two categories) will be served by the available housing resources first.

Specialized programs continue to be in place to serve special populations if a long term, high need household needs this level of support (I.e., Domestic Violence, Addiction Recovery etc...). These programs will continue to focus on returning households to stable housing quickly while providing supports in the community.

A system focused specifically on youth will be in development with certain aspects in place. This system will be based on research and best practices discovered from around the country. It will focus on the unique needs of unaccompanied homeless youth, bringing in providers from across multiple systems who work with youth. It will have the same type of entry process as the adult system, with developmentally appropriate supports.

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The increased investment into safe affordable housing by public and private partnerships, based on the results of this plan, will have been in place for a couple of years. This increased investment will ease the burden of the homeless service system and place Greensboro at the forefront of strategic community development for years to come.

SP-45 Goals - 91.415, 91.215(a)(4)

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	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park Consortium Area HOPWA EMSA	Housing Affordability & Access Homelessness Services Quality Living Environments	CDBG: $2,418,695 HOPWA: $816,113 HOME: $4,148,676 ESG: $725,272	Rental units constructed: 120 Household Housing Unit Rental units rehabilitated: 80 Household Housing Unit Homeowner Housing Added: 21 Household Housing Unit Homeowner Housing Rehabilitated: 144 Household Housing Unit Direct Financial Assistance to Homebuyers: 40 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 301 Households Assisted Homeless Person Overnight Shelter: 4800 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 2720 Beds Homelessness Prevention: 10000 Persons Assisted Other: 15 Other

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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.	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park Consortium Area	Housing Affordability & Access Quality Living Environments	CDBG: $2,692,876 HOPWA: $816,113 HOME: $920,887 ESG: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 101 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 21 Households Assisted Homeowner Housing Rehabilitated: 24 Household Housing Unit Other: 15 Other

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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 Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park Heritage House Consortium Area	Job Growth & Access Homelessness Services	CDBG: $4,344,687 HOPWA: $0 HOME: $360,135 ESG: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 101 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 21 Households Assisted Facade treatment/business building rehabilitation: 16 Business Direct Financial Assistance to Homebuyers: 40 Households Assisted Jobs created/retained: 40 Jobs Businesses assisted: 5 Businesses Assisted Other: 15 Other

Table 56 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

1	**Goal Name**	Increase the Supply of Decent Affordable Housing
	Goal Description	Strategies include: A) Assist homeless persons obtain affordable housing. B) Assist persons at risk of becoming homeless. C) Retain the affordable housing stock. D) Increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of: race, color, religion, sex, national origin, familial status, or disability. E) Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence. F) Provide affordable housing that is accessible to job opportunities.
2	**Goal Name**	Promote a Suitable Living Environment
	Goal Description	Strategies include: A) Improve the safety and livability of neighborhoods. B) Eliminate blighting influences and the deterioration of property and facilities. C) Increase access to quality public and private facilities and services. D) Reduce the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons. E) Reduce the isolation of income groups within areas through the revitalization of deteriorating neighborhoods. F) Restore and preserve properties of special historic, architectural, or aesthetic value. G) Conserve energy resources and increase use of renewable energy resources.

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3	Goal Name	Expand Economic Opportunities
	Goal Description	Strategies include: A) Increase job creation and retention. B) Establish, stabilize and expand small businesses (including microbusinesses). C) Improve provision of public services concerned with employment. D) Increase provision of jobs to low-income persons living in areas affected by those programs and activities. E) Increase provision of jobs resulting from carrying out activities under programs covered by the plan. F) Improve and promote availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices. G) Improve access to capital and credit for development activities that promote the long-term economic and social viability of the community. H) Promote empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The jurisdiction will provide affordable housing to the following numbers of extremely low-income, low-income, and moderate-income families in Greensboro, based on data from the 2013 American Community Survey:

- 125 of the 33,260 extremely low-income families based on 50% of Median Area Income
- 375 of the 15,402 low-income families based on 65% of Median Area Income
- 100 of the 16,965 moderate-income families based on 80% of Median Area Income

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SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Greensboro Housing Authority is not subject to a compliance agreement.

Activities to Increase Resident Involvements

Each year, residents participate in the formulation and implementation of the agency's Annual Plan, which includes required changes for ADA and 504 HUD requirements. Resident Participation is also a formal component of Greensboro Housing Authority's (GHA) 5 year agency plan process. GHA will continue to educate residents on the mission and direction the agency is going over the next five years. GHA makes concerted efforts to assist residents in being self-sufficient by partnering with community agencies to build job and life skills.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

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. The City of Greensboro is committed to reviewing and resolving these policy barriers.

A) The Land Development Ordinance presents specific barriers to an adequate supply of affordable fair housing accessible by protected classes, including:

- Requiring a siting buffer on group homes, consistent with state law, but inconsistent with the Fair Housing Act;
- Requiring an overlay zone location or special use permit for manufactured homes;
- Lacking provision for eligible persons with disabilities to request reasonable modification from any provision in the zoning ordinance;
- Allowing Single-Room Occupancy (SRO) units by right only in a small number of districts; and
- Allowing homeless shelters only in non-residential districts.

B) An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities.
C) Discrimination in the rental market on the basis of race and ethnicity, as demonstrated by paired testing.
D) Nineteen of the City's 173 block groups (10.9%) were identified as Racially Concentrated Areas of Poverty (RCAPs).
E) The concentration of assisted housing in RCAPs and other low- and moderate- income census tracts.
F) The absence of a public policy that results in the creation of affordable housing in higher opportunity areas.
G) Public transportation system provides RCAPs residents with poor access to higher opportunity areas and community assets.
H) Too few sustainable employment opportunities in or near RCAPs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has identified 22 individual strategies to address and resolve policy barriers to affordable housing, as specified below:

1. Continue existing rehabilitation programs to preserve & maintain affordable housing inventory (B).
2. Establish emergency rental housing rehabilitation program w/ forgivable loans if owners agree not to raise rent after 5 years (B).

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3. Establish land banking program for assembling and redeveloping parcels where existing infrastructure is available (B, E, & F).
4. Continue to target dwelling units cited for code violations for inclusion in City housing rehabilitation program (B).
5. Continue owner-occupied housing rehabilitation program to maintain & preserve affordable housing stock in older neighborhoods (B).
6. Continue to provide home-owner/buyer financial counseling aimed at lower income, minority, and limited English proficiency (LEP) households. Educate owners & buyers on predatory lending, high-cost lending, and financial management (B, C, E, & F).
7. Direct CDBG funding support to public improvements in RCAP & Near-RCAP areas (G & H).
8. Support planned investments to transition hub-and-spoke transit system to more efficient & convenient public transit routes (G).
9. Incentivize development of affordable rental housing in higher opportunity areas (B, E, F, & H).
10. Modify homebuyer assistance program to increase individual down payment amount available to eligible purchasers in higher opportunity/higher cost neighborhoods (B, E, F, & H).
11. Partner w/ development entities to strategically select parcels for affordable rental housing development in higher opportunity areas (B, E, F, & H).
12. Incorporate designation of developable parcels along major corridors & near existing/emerging employment centers as appropriate for multi-family housing in Comprehensive Plan update. Provide policy guidance on appropriate locations for multi-family housing (B, E, F, G, & H).
13. Consider policies to encourage a wide range of affordable housing opportunities, such as microunits or pocket neighborhoods, as affordable housing options for single persons, regardless of income (A, B, E, & F).
14. Amend zoning ordinance to include a reasonable accommodation policy for persons with disabilities (A, B, E, & F).
15. Amend zoning ordinance to permit manufactured housing as single-family dwelling units (A, B, E, & F) .
16. Continue to encourage mixed residential developments. Consider density bonuses to incentivize mixed residential development (A, B, E, & F).
17. Greensboro Housing Authority should continue initiative of paying a higher subsidy for Section 8 voucher holders who secure housing in higher-cost neighborhoods (B, E, & F).
18. Examine and find ways to reduce barriers to accessory unit development (A, B, E, & F).
19. Conduct paired testing in the local rental housing market, and examine feasibility of paired testing in the homebuying market (C, E, & F).
20. Continue education & outreach training through a certified HUD fair housing agency to four groups: CDBG staff and city boards & commissions; city department heads and elected officials; private landlords; and general public (C, E, & F).
21. Continue to seek out immigrant populations w/ limited English proficiency for fair housing education (C, E, & F).
22. Adopt formal policy to withhold CDBG funds from subrecipients engaging in discriminatory housing behavior (C, E, & F).

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Outreach activities are coordinated through the Interactive Resource Center (IRC), a day shelter for homeless persons located in Greensboro. Beginning in 2015, a PATH team will be performing targeted outreach activities, with a focus of providing coordinated intake services through the IRC and Housing Hotline. Taking a housing-first approach, teams have identified and begun working with chronically homeless individuals to place them into housing and provide supportive services.

Addressing the emergency and transitional housing needs of homeless persons

The City of Greensboro has traditionally funded a portion of local emergency and transitional shelter facilities operated by numerous qualified agencies. Program monitoring and financial review services provided by the City establish accountability for other funders to use in their decision-making processes.

Initiatives funded from other local sources include the Winter Emergency shelters at various Greensboro religious congregations. The Winter Emergency (WE) Shelter program provides temporary shelter beds, as a supplement to the more permanent shelter facilities.

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.

Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living is a key element of the Guilford County 10-Year Plan to End Chronic Homelessness and is a cornerstone of the strategic direction of the Continuum of Care led by Partners Ending Homelessness. The City is committed to working in partnership with these service providers to eliminate homelessness through the implementation of housing first initiatives and rapid rehousing.

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Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

A cost-effective and minimally disruptive way to prevent episodic homelessness is to stabilize people who are at risk of losing housing by providing access to supportive services that are needed to help individuals and households reach and sustain self-sufficiency. This approach is guided by an analysis of indicators that often lead to homelessness so high-priority households may be identified and provided services.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Greensboro has received four consecutive Lead-Safe Housing grants, through which 875 pre-1980 homes have been made lead-safe. Despite this significant progress, 43% of the City's total housing stock poses unknown levels of lead-based paint hazard risk to their occupants. The City intends to apply for the next Lead-Safe Housing grant, and continues to invest HOME funds in the development of new affordable housing projects that increase access to housing that does not pose a lead hazard.

How are the actions listed above related to the extent of lead poisoning and hazards?

National statistics suggest that 83% of private pre-1980 housing units may include lead-based paint. Nationwide, one in five children living in these pre-1978 homes is at risk for lead poisoning. According to the 2011-13 American Community Survey, Greensboro has 60,674 housing units built prior to 1979.

How are the actions listed above integrated into housing policies and procedures?

Lead-based paint impacts are considered in all housing rehabilitation programs. Cases involving children with elevated lead-blood levels are given the highest priority.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Greensboro's and Guilford County's Anti-Poverty Strategy focuses on:

+ Increasing transportation options and accessibility to reduce barriers to work and other services (addresses Strategies: 1-F, 2-A, 2-C, and 2-D);
+ Increasing housing opportunities for extremely, very, and low-income households through expansion and rehabilitation of affordable housing (addresses Strategies: 1-C, 1-D, 1-F, 2-E, 3-E, 3-F, and 3-H);
+ Increasing employment opportunities for, and employability of, residents (addresses Strategies: 1-F, 2-G, 3-A, 3-B, 3-C, 3-D, 3-E, and 3-G); and
+ Advancing Greensboro's proposed Promise Zone Plan, which focuses the programs and policies of the jurisdiction and its partner agencies on addressing poverty within the neighborhoods and areas experiencing the most severe poverty and unemployment. The Promise Zone plan identifies six goal areas with corresponding programs:

- Create Jobs
- Increase Economic Activity
- Improve Educational Opportunities
- Reduce Serious or Violent Crime
- Create Community Pride
- Focus Public Investment

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Greensboro and Guilford County goals for reducing poverty are directly integrated into the Strategic Plan component of this Affordable Housing Plan. Programs and policies arising through implementation of this plan will be formulated to advance the established goals.

The poverty reducing goals, programs and policies identified in the proposed Promise Zone plan are closely coordinated with the Consolidated Plan. These goals of these two plans create a synergy between the programs and services provided by the City and the identified community partners in the Promise Zone. These two plans provide a framework to leverage existing programs, pursue new funding opportunities and align in-kind and financial resources to achieve shared goals in a deliberate, targeted fashion. Working collaboratively, these plans allow for long-term relationships to be built and sustained between public and private organizations with shared interests and allow for progress to be clearly communicated to stakeholders and the community as a whole.

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SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Specific measures of units produced or persons assisted are included in each Annual Action Plan, which is developed in direct relation to the Principles, Goals, Strategic Actions, and Intended Results of the Consolidated Plan. Standards and procedures for monitoring specific programs area included in each year's Annual Action Plan.

Each program year, achievements are reviewed and evaluated. The results of this review and evaluation are presented in the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER includes a summary of each active project, with financial data and annual outcomes. The CAPER includes a self-evaluation section to review progress towards five-year targets, discussion of barriers to progress, and discussion of new opportunities.

A key monitoring tool is the Analysis of Impediments to Fair Housing Choice. The Consortium periodically updates this analysis, which enables the Consortium to proactively identify and seek solutions to institutional, cultural, regulatory, and housing industry discrimination within the City of Greensboro and Guilford County.

Every agency that receives HOME, ESG, CDBG, or other program funding is required to establish its own output and outcome measures and targets. Performance monitoring activities include routine assessment and technical assistance rendered by staff to sub-recipients. Improvements to the monitoring process occur on an ongoing basis.

All CDBG sub-recipients enter into contractual agreements with the City of Greensboro, which includes a detailed scope of services, with measurable objectives. The general federal provisions, along with the appropriate OMB Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives. Prior to contract awards, sub-recipients' internal programmatic and fiscal management policies, are reviewed for compliance.

Sub-recipients provide periodic reports on their achievement of contractual objectives. Annual site visits ensure performance of program activities and are supplemented by on-going fiscal and programmatic oversight. In addition, each request for payment is carefully reviewed for compliance with sub-recipients' program targets. A final evaluation is performed at the end of the contract period.

The HOME program regulations at 24 CFR 92.254(a)(5)(i)(B) allow grantees to develop a presumption of affordability for neighborhoods where HOME-funded homeownership assistance is provided. Properties in neighborhoods with modest housing values that are affordable to HOME-eligible applicants through

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conventional financing are not required to carry resale restrictions under a presumption of affordability. The City of Greensboro has conducted presumption of affordability studies (most recently in 2012-2013) to support ongoing HOME-financed housing activities for the Eastside Park, Ole Asheboro, Arlington Park, and Greater Glenwood neighborhoods. The plans related to these areas are on file at the City's Neighborhood Development Department. This market analysis work must be updated every five years, so long as HOME-funded housing development and homeownership assistance is provided to these neighborhoods.

Annual Action Plan – 2015-2016

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

Introduction

The City is projecting a consistent amount of allocations over the 2015-2019 period of this Consolidated Plan. If resources change from year to year, adjustments will be made in the activities carried out under annual plans.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,967,294	150,000	1,250,000	3,367,294	6,088,964	Primarily directed to redevelopment area infrastructure, housing rehabilitation and homelessness prevention services.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	710,534	120,000	2,400,000	3,230,534	2,199,164	Primarily directed to production and rehabilitation of affordable rental and owner properties.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	321,182	0	316,966	638,148	994,078	Primarily directed to housing voucher and care services for persons living with HIV/AIDS.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	177,108	0	0	177,108	548,164	Primarily directed to homelessness prevention.

Table 57 - 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

Federal funds will leverage additional resources from private and eligible public investment sources such as bank or other program loans, locally designated housing funds, eligible tax credits, grant or equity contributions and other services or program costs. Match credits will be obtained primarily from 1) non-profit project sources including in-kind labor, materials, donations, grants and services, 2) non-federal tenant based rental assistance that meets qualifying criteria, 3) value of waived capacity use fees, 4) related City or County infrastructure investments, 5) eligible housing counseling services, or 6) other local investment in qualifying affordable housing.

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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 250 parcels consisting of 48.75 acres distributed through the geographic target areas. These properties are available for disposition and use in addressing the needs identified in this Consolidated Plan.

Discussion

The anticipated resources reflect current expectations for both funding and programmatic focus for the next five years.

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	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park Consortium Area HOPWA EMSA	Housing Affordability & Access Homelessness Services	CDBG: $861,277 HOPWA: $319,074 HOME: $2,468,355 ESG: $177,108	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 Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 1200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 680 Beds Homelessness Prevention: 2500 Persons Assisted Other: 3 Other

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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.	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park Heritage House Consortium Area HOPWA EMSA	Quality Living Environments	CDBG: $958,910 HOPWA: $319,074 HOME: $547,906 ESG: $0	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 Other: 3 Other

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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 Phillips Avenue Willow Oaks	Job Growth & Access	CDBG: $1,547,107 HOPWA: $0 HOME: $214,273 ESG: $0	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 Businesses Direct Financial Assistance to Homebuyers: 10 Households Assisted Jobs created/retained: 10 Jobs Businesses assisted: 1 Businesses Assisted Other: 3 Other

Table 58 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Increase the Supply of Decent Affordable Housing
	Goal Description	This year, a total of $3,825,814 in CDBG, HOME, HOPWA, and ESG funds will be invested in affordable housing initiatives and homelessness services.
2	**Goal Name**	Promote a Suitable Living Environment
	Goal Description	This year, a total of $1,825,890 in CDBG, HOME, and HOPWA funds will be invested in activities that support a suitable living environment.
3	**Goal Name**	Expand Economic Opportunities
	Goal Description	This year, a total of $1,761,380 in CDBG and HOME funds will be used to expand economic opportunities.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The Greensboro City Council will approve funding recommendations on May 5, 2015. Recommendations are based on anticipated federal and local funding allocations. Following is a list of individual projects recommended for FY 2015-16 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 15/16 - Greensboro Admin
2	FY 15/16 - HOME Consortium Admin
3	FY 15/16 - Housing Development RFP
4	FY 15/16 - Redevelopment/Economic Development
5	FY 15/16 - Housing Rehabilitation
6	FY 15/16 - Burlington Consortium
7	FY 15/16 - Alamance County Consortium
8	FY 15/16 - Guilford County Consortium
9	FY 15/16 - Homebuyer Downpayment Assistance
10	FY 15/16 - 108 Loan Commitments
11	FY 15/16 - Homelessness Prevention
12	FY 15/16 - HOPWA Grant

Table 59 – Project Information

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

The basis for allocation is the 2010 Census, county boundaries, and affected population counts.

Greensboro's Citywide Housing Rehabilitation Program will continue to be a source for assisting low-income and elderly homeowners and tenants. Funds will help repair homes, improve accessibility, increase energy efficiency and reduce the damage of environmental hazards. Greensboro also administers a countywide rehabilitation program that benefits underserved eligible households.

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

AP-38 Project Summary

Project Summary Information

1	**Project Name**	FY 15/16 - Greensboro Admin
	Target Area	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park
	Goals Supported	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment Expand Economic Opportunities
	Needs Addressed	Housing Affordability & Access Job Growth & Access Quality Living Environments Homelessness Services
	Funding	CDBG: $393,459 HOME: $71,053
	Description	Administration and planning to operate the CDBG and HOME programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Admin Activity
	Location Description	The City of Greensboro
	Planned Activities	Administration and planning to operate the CDBG and HOME programs.
	Goal Outcome Indicators	Other .....**3 other**

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2	**Project Name**	FY 15/16 - HOME Consortium Admin
	Target Area	Consortium Area
	Goals Supported	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment Expand Economic Opportunities
	Needs Addressed	Housing Affordability & Access Job Growth & Access Quality Living Environments Homelessness Services
	Funding	HOME: $39,794
	Description	Administration and planning to operate the HOME programs of the City of Burlington, Alamance County, and Guilford County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Administration project
	Location Description	The Greensboro HOME Consortium boundaries
	Planned Activities	Administration and planning to operate the HOME program and Consortium.
	Goal Outcome Indicators	Other .....**3 other**
3	**Project Name**	FY 15/16 - Housing Development RFP
	Target Area	Consortium Area
	Goals Supported	Increase the Supply of Decent Affordable Housing
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOME: $607,915
	Description	Multi-family housing RFP and Single-family housing RFP
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 families at, or below, 80% AMI will benefit from new rental units constructed. Approximately 5 homebuyers will benefit from new homeowner housing units constructed.
	Location Description	Guilford County limits
	Planned Activities	Housing development for decent housing and affordability.
	Goal Outcome Indicators	Rental Units Constructed ..... **30 household housing units** Homeowner Housing Added ..... **5 household housing units**
4	**Project Name**	FY 15/16 - Redevelopment/Economic Development
	Target Area	South Elm Phillips Avenue Ole Asheboro Willow Oaks
	Goals Supported	Promote a Suitable Living Environment Expand Economic Opportunities
	Needs Addressed	Job Growth & Access Quality Living Environments
	Funding	CDBG: $350,000
	Description	Payments of costs incidental to disposing of real property acquired for mixed use development, development of a sustainable community, development of the Downtown Greenway, and economic development assistance for the Co-Op at Renaissance Center.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low and moderate income households located within target areas, and approximately 50 persons in households of other than low and moderate income located within target areas will be the primary beneficiaries of these investments.

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	Location Description	Ole Asheboro, Willow Oaks, South Elm, Renaissance Center on Phillips Avenue.
	Planned Activities	• Development of projects tied to the MLK North Initiative outlined in the Ole Asheboro Redevelopment Plan tied to the development of the Downtown Greenway, • Incidental costs to dispose of real property acquired for development of a sustainable community and mixed use development • Short term capitalization efforts for a Co-Op grocery store in a designated food desert • Economic opportunities and suitable living environments for sustainable outcomes
	Goal Outcome Indicators	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:.....**50 persons assisted** Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit.....**10 households assisted** Facade treatment/business building rehabilitation.....**4 businesses** Jobs created/retained .....**10 jobs** Businesses assisted ..... **1 business assisted**
5	**Project Name**	FY 15/16 - Housing Rehabilitation
	Target Area	Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park
	Goals Supported	Increase the Supply of Decent Affordable Housing
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	CDBG: $432,500 HOME: $100,000
	Description	Citywide Housing Rehab Program, RHIP, Lead Safe Housing Program Match, Healthy Homes Emergency Repair
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families at, or below 80% AMI will benefit from rental housing units rehabilitated. Approximately 30 homebuyers will benefit from homeowner housing units rehabilitated.
	Location Description	City limits of Greensboro

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	Planned Activities	Single family rehabilitation and repair to provide decent affordable housing.
	Goal Outcome Indicators	Rental units rehabilitated..... **20 household housing units** Homeowner Housing Rehabilitated ..... **30 household housing units**
6	**Project Name**	FY 15/16 - Burlington Consortium
	Target Area	Consortium Area
	Goals Supported	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOME: $172,590
	Description	City of Burlington rehab program and CHDO development.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	7 families at, or below, 80% AMI.
	Location Description	City limits of Burlington
	Planned Activities	Rehabs to single family households to provide decent affordable housing.
	Goal Outcome Indicators	Homeowner Housing Rehabilitated ..... **7 household housing units**
7	**Project Name**	FY 15/16 - Alamance County Consortium
	Target Area	Consortium Area
	Goals Supported	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOME: $87,791
	Description	Alamance County rehab and CHDO development
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	3 families at, or below, 80% AMI
	Location Description	Boundaries of Alamance County
	Planned Activities	Rehabs to single family households to provide decent affordable housing.
	Goal Outcome Indicators	Homeowner Housing Rehabilitated ..... **3 household housing units**
8	**Project Name**	FY 15/16 - Guilford County Consortium
	Target Area	Consortium Area
	Goals Supported	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOME: $97,767
	Description	Rehab program administered by the City of Greensboro
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 families at, or below, 80% AMI
	Location Description	Boundaries of Guilford County
	Planned Activities	Rehabs to single family households to provide decent affordable housing.
	Goal Outcome Indicators	Homeowner Housing Rehabilitated ..... **2 household housing units**

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9	**Project Name**	FY 15/16 - Homebuyer Downpayment Assistance
	Target Area	Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park
	Goals Supported	Increase the Supply of Decent Affordable Housing Expand Economic Opportunities
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOME: $100,000
	Description	Downpayment assistance for homeownership.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homebuyers will benefit from the direct financial assistance offered through the second mortgage loan program. The program provides down payment and closing costs assistance to lower income individuals / families who may be unable to save sufficient funds that allow them to purchase their first home.
	Location Description	City limits of Greensboro
	Planned Activities	Downpayment assistance for affordable homeownership.
	Goal Outcome Indicators	Direct Financial Assistance to Homebuyers .....**20 households assisted**
10	**Project Name**	FY 15/16 - 108 Loan Commitments
	Target Area	South Elm Willow Oaks
	Goals Supported	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment Expand Economic Opportunities
	Needs Addressed	Housing Affordability & Access Job Growth & Access Quality Living Environments
	Funding	CDBG: $740,205
	Description	108 Loan repayments for Willow Oaks and South Elm.

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	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Willow Oaks and South Elm
	Planned Activities	Planned repayments of Section 108 Loans
	Goal Outcome Indicators	Other ..... **3 other**
11	**Project Name**	FY 15/16 - Homelessness Prevention
	Target Area	Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park
	Goals Supported	Increase the Supply of Decent Affordable Housing
	Needs Addressed	Homelessness Services
	Funding	CDBG: $176,130 ESG: $177,108
	Description	Homelessness prevention activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,000 people at risk of becoming homeless or the currently homeless.
	Location Description	
	Planned Activities	Shelter and emergency assistance for people to attain/retain affordable housing.

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	Goal Outcome Indicators	Tenant-based rental assistance / Rapid Rehousing ..... **20 households assisted** Homeless Person Overnight Shelter ..... **1,200 persons assisted** Overnight/Emergency Shelter/Transitional Housing Beds added .....**680 Beds** Homelessness Prevention ..... **2,500 persons assisted**
12	**Project Name**	FY 15/16 - HOPWA Grant
	Target Area	HOPWA EMSA
	Goals Supported	Increase the Supply of Decent Affordable Housing
	Needs Addressed	Housing Affordability & Access
	Funding	HOPWA: $321,182
	Description	Short term rent, mortgage/utility payments, and TBRA.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	55 households that have a member with HIV/AIDS.
	Location Description	Throughout the EMSA.
	Planned Activities	Provide short term rent, mortgage, utility support and TBRA assistance for persons with HIV/AIDS.
	Goal Outcome Indicators	Tenant-based rental assistance / Rapid Rehousing ..... **55 households assisted**

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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 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 be focused 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, Guilford County (excluding the City of High Point), City of Burlington, and Alamance County. All area 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

Target Area	Percentage of Funds
South Elm	2%
Eastside Park	5%
Ole Asheboro	10%
Willow Oaks	5%

Table 60 - 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 long-standing City policy to focusing 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 percentages of funds will be allocated across all designated target areas

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and the City as a whole based on need and anticipated projects.

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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.
- Eliminate chronic homelessness and reduce all other forms of homelessness by 2016.
- Improve efficiencies in service delivery through enhanced collaboration and partnerships.

One Year Goals for the Number of Households to be Supported	
Homeless	2,500
Non-Homeless	182
Special-Needs	0
Total	2,682

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	75
The Production of New Units	35
Rehab of Existing Units	62
Acquisition of Existing Units	0
Total	172

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

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

Introduction

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.

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

Greensboro Housing Authority (GHA) will help improve and expand services for residents including work readiness, job training and job retention services.

Additionally, Residents Councils give GHA residents a voice in their community. The Councils plan events such as National Night Out, support Police Neighborhood Resource Centers, plan social events and, in general, help to make GHA communities safer, friendlier and more responsive to resident needs. Residents of each community hold elections to choose officers for their Residents Council. Family and senior communities hold elections every three years. Resident Councils hold monthly and or bi-monthly meetings with residents and the presidents of Resident Councils meet every other month with GHA's Chief Executive Officer. These meetings provide opportunities to share information on communities, programs, events, and concerns. The department of Resident Services serves as a liaison for the property managers and residents as well as provides technical assistance in working with the Resident Councils to ensure their policies and procedures are followed per HUD guidelines.

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

Greensboro Housing Authority will continue to encourage our residents to attend Financial Literacy and Personal Management seminars as along with assisting clients with credit repair, budgeting and employment training and placement.

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

N/A

Discussion

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

Introduction

Annual funding toward rapid re-housing, emergency shelter operations and emergency assistance is supported by the current Consolidated Plan. Various segments of the homeless or near homeless populations are served. This includes children under 18; single men and women; families; persons released from prison; mothers with children; men and women in recovery; pregnant and homeless teens and others.

Partners Ending Homelessness, the community's Continuum of Care Lead Agency, is the administrative agent for City of Greensboro homelessness prevention funding. Potential local recipients of city awards for homelessness prevention include: Mary's House, Greensboro Urban Ministry, Salvation Army, Family Service of the Piedmont, Youth Focus, Jericho House, Room at the Inn, Servant Center, Greensboro Housing Coalition, and the Interactive Resource Center.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Local agencies are working more closely as a cohesive system. Coordinated assessments and intake procedures ensure housing resources are strategically directed to households with the highest acuity level. A Coordinated Intake Center will begin operating in Greensboro to facilitate crisis assistance through the Homeless Service System. The system as a whole will be moving towards a "Housing First" practice in all of its emergency shelters and housing programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city has funded emergency assistance for several years. This can help a family at risk of homelessness stay in their home. Partners Ending Homelessness continues to work to develop a coordinated system of identifying resources and directing them for maximum, sustainable impact.

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

The City of Greensboro and Guilford County have an approved 10 Year Plan to End Chronic Homelessness. In October of 2013, Partners Ending Homelessness began a Housing First program. Working with street outreach teams, we have identified over 50 individuals who have lived outside for several years and are chronically homeless. The street outreach teams, an ACTT crisis team and Salvation Army of Greensboro have began working with these individuals to place them into housing will work with them to ensure they receive the services they need to maintain their housing. Since FY07/08, more than 100 chronically homeless individuals have received rental and support assistance through a state of North Carolina grant, city funding, and nonprofit agency participation. The focus in the coming year is the elimination of homelessness for veterans and chronic homelessness.

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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.

Guilford County has a discharge plan that outlines the discharge protocol for persons leaving foster care, health care facilities, mental health care, and corrections facilities and follows state mandated policies. The goal is to foster a community policy of "zero tolerance" for discharge to homelessness. Moses Cone has assisted by identifying frequent Emergency Room users who would be benefit from access to service providers. The City of Greensboro supports this effort.

The housing first approach is supported by a standardized assessment process to identified needed supportive services to provide stability for individuals and households in the existing systems of public and private care.

Discussion

This Consolidated plan supports the continued direct funding of rapid re-housing, emergency shelter operations and emergency assistance activities in cooperation with the City, County and community partners.

AP-70 HOPWA Goals - 91.420, 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	55
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
Total	55

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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 intends to review and resolve the specific barriers indentified in the Land Development Ordinance, including:

- Requirement of a siting buffer on group homes, consistent with state law, but inconsistent with the Fair Housing Act;
- Requirement of an overlay zone location or special use permit for manufactured homes;
- Need for provisions for eligible persons with disabilities to request reasonable modification from any provision in the zoning ordinance;
- Allowing Single-Room Occupancy (SRO) units by right only in a small number of districts;
- Allowing homeless shelters only in non-residential districts; and
- Need for incentives that result in the creation of affordable housing in high opportunity areas.

The City intends to identify appropriate policy changes to address other community conditions identified in the AI, including:

- Discrimination in the rental market based on race and ethnicity demonstrated by paired testing;
- Racially Concentrated Areas of Poverty (RCAPS) in 11% of the City's Census block groups;
- Concentrations of assisted housing in low and moderate income neighborhoods;
- Public transportation providing limited access to community assets and high opportunity areas; and
- Limited sustainable employment opportunities in or near areas of concentrated poverty.

Discussion

The City of Greensboro is committed to reviewing and resolving these policy barriers.

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

Introduction

Greensboro's Citywide Housing Rehabilitation Program will continue to be a source for assisting low-income and elderly homeowners and tenants.

Actions planned to address obstacles to meeting underserved needs

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.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

Lead-based paint impacts are considered in all housing rehabilitation programs. Cases involving children with elevated lead-blood levels are given the highest priority.

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. ND 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.

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Actions planned to develop institutional structure

During fiscal year 2015-2016, the City plans to strengthen its institutional structure by continuing to build strong partnerships. Specific strategies related to affordable and supportive housing include:

- Continuing to administer housing programs with experienced program staff and using the technical expertise and resources of other City Departments, such as Engineering, Transportation, Storm Water Management, Fire, and Police.
- Participating in the federal HOME Program Consortium consisting of governments in two counties to maximize the funds available to provide affordable housing in the subject area.
- Continue to partner with the City JobLinks program and Workforce Development to strengthen Section 3 employment options for low to moderate income citizens.
- Continue to partner with the area continuum of care system for providing and coordinating housing and services for the area homeless and persons threatened with homeless which is administered by Partners Ending Homelessness
- Burlington will continue to work with local agencies to provide a network of services and housing options for the area homeless and persons threatened with homelessness. As part of this strategy, Burlington will focus on providing additional housing resources and more targeted supportive services to address chronic homelessness.

Burlington will also encourage continued communication, information exchange, and referrals between the local governmental agencies and non-profits to provide supportive facilities and services, housing programs, and coordinated efforts to eradicate crime and initiate revival and improvement of low-income areas.

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

The City of Greensboro Neighborhood Development department previously worked with the Greensboro Housing Authority to close out and complete $200,000 in HOME funds (FY2009-10 allocation) for a Tenant Based Rental Assistance (TBRA) rental voucher program which was intended to fill a gap in the homeless prevention program. This voucher program is complete and a total of 22 families were served. In FY 2015-2016 the City will provide $100,000 to continue the TBRA program.

In an effort to continue to implement the HEARTH Act, the city is collaborating with Partners Ending Homelessness (PEH) to support the agency in building the capacity to become the area's primary planning and coordinating organization responsible for securing and administering major funding for homeless service delivery in Greensboro, High Point, and Guilford County.

The city will solicit affordable housing proposals (Greensboro and Guilford County) to allocate HOME funding to nonprofit and for profit housing developers; or focus the RFP funding within an area of greatest need. NDD has a long history of affordable housing development and has a thirty property rental housing loan portfolio with over 1,400 affordable units.

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Discussion

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

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AP-90 Program Specific Requirements - 91.420, 91.220(l)(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(l)(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	0
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
Total Program Income:	**0**

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(l)(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.

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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 home-ownership, the regulations require that the unit remain affordable for a minimum period, specified in the following table, regardless of any subsequent sale:

   HOME Funds Invested Per Unit Minimum Period of Affordability

   Less than $15,000 5 years

   $15,000 - $40,000 10 years

   More than $40,000 15 years

   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.

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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).

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)
Reference 91.220(l)(4)

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), and Self-Certification (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-assessed 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.

   Partners Ending Homelessness, the community's Continuum of Care Lead Agency, is the administrative agent for City of Greensboro homelessness prevention funding. Potential local recipients of city awards for homelessness prevention include: Mary's House, Greensboro Urban Ministry, Salvation Army, Family Service

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of the Piedmont, Youth Focus, Jericho House, Room at the Inn, Servant Center, Greensboro Housing Coalition, and the Interactive Resource Center.

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 will continue to address public service needs in homelessness prevention by assigning its total ESG grant to Continuum of Care lead agency Partners Ending Homelessness and by supplementing the ESG funds with a CDBG allocation and anticipated funding from the local Nussbaum Housing Partnership Fund.

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.

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.

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NC ESG VERIFICATION OF HOMELESSNESS FORM

Applicant: _____ **Agency:** _____

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), and Self-Certification (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-assessed individuals and families at the 12th month and total household income must be at or below 30% AMI.**

CRITERIA FOR DEFINING HOMELESSNESS

(Place an "X" in the correct ESG activity)

Category 1	Category 2	Category 3	Category 4
Street Outreach ___ Emergency Shelter ___ Rapid Re-Housing ___	Emergency Shelter ___ Homelessness Prevention ___	Emergency Shelter ___ Homelessness Prevention ___	Emergency Shelter ___ Rapid Re-Housing ___ Homeless Prevention ___
Literally Homeless	**Imminent Risk of Homelessness**	**Homeless under other Federal Statutes**	**Fleeing/Attempting to Flee DV**
Individual or family who lacks, regular and adequate nighttime residence, meaning: 1. Primary nighttime residence is public or private and not meant for human habitation. 2. Is living in a public or privately operated shelter (congregate shelters, transitional housing and hotels and motels are paid for by charitable organizations or federal, state and local government. 3. Is exiting an institution where (s) he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.	Individual or family who will imminently lose their primary nighttime residence, provided that: 1. Residence will be lost within 14 days of the date of application for homeless assistance 2. No subsequent residence has been identified; and 3. The individual or family lacks the resources or support networks needed to obtain other permanent housing.	Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who: 1. Are defined homeless under the listed federal statutes; 2. Have no lease, ownership interest or occupancy agreement in permanent housing for 60 days prior to the homeless assistance application; 3. Have experience persistent instability as measured by two (2) moves or more during in the preceding 60 days; and 4. Can be expected to continue such status for an extended period due to special needs and barriers.	Any individual or family who: 1. Is fleeing, or is attempting to flee domestic violence; 2. Has no other residence; and 3. Lacks the resources or support networks to obtain other permanent housing.

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Verification of Homelessness Form (page 1)

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ESG RECORDKEEPING REQUIREMENTS			
Category 1	**Category 2**	**Category 3**	**Category 4**
Literally Homeless	**Imminent Risk of Homelessness**	**Homeless under other Federal Statutes**	**Fleeing/Attempting to Flee DV**
• Written observation by outreach worker; or • Written referral by another housing or service provider; or • Certification by individual or head of household stating that (s) he was living on the street or in shelter; • Individuals exiting an institution – one of the forms of evidence above and: 1. Discharge paperwork or written/oral referral, or 2. Written record of intake worker's due diligence to obtain above evidence and certification by individual that they exited institution.	• Court order from an eviction; or • Hotel and motel exit-evidence that they lack the financial resources; or • Documented and verified oral statement; and • Certification that no subsequent residence has been identified; and • Self certification or other written documentation that household lack the financial resources and support necessary to obtain permanent housing (PH**). (Use as a last resort)**	• Certification by non-profit, local and state government that the household seeking assistance met the homelessness criteria under another federal statute; and • Certification of no PH in last 60 days; and • Certification by the head of household and any available supporting documentation , that (s) he has moved two (2) or more times in the past 60 days; and • Documentation of special needs or 2 or more barriers.	• **For victim service providers:** Oral statement by individual or head of household which states; they are fleeing; they have no other subsequent residence and lack resources. (Statement must be documented by self certification or intake worker). • **For non-victim service providers:** 1. Oral statement by individual or head of household seeking assistance (documented by self certification or intake worker). The family safety must not be jeopardized. 2. Certification by head of household that no subsequent residence has been identified; and 3. Self Certification or other written documentation, the household lacks financial resources and support networks to obtain other permanent housing. **(Use as a last resort)**

Certify that the household lacks the financial resources and support to necessary obtain permanent housing

Verified by: _____ **Date:** _____ **CHIN#:**_____

Documentation Attached (please list):

_____

_____

_____

Refer to Interim ESG Regulation 24 CFR 576: Definition

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Verification of Homelessness Form (page 2)

Discussion

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Attachments

Citizen Participation Comments

Greensboro 2015-2019 Consolidated Plan
Greensboro 2015-2016 Annual Action Plan

Citizen Participation Comments

Public Launch Meeting – February 4, 2015:

Raleigh Stout – All children born in Guilford County should be issued a library card at birth, to promote early literacy.

Beth McKee-Huger – Written comments appended.

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New Initiatives for Fair, Healthy, Affordable Housing

In Greensboro there is growing recognition that, with increasing poverty, the gap is widening between what many people can afford and the actual cost of housing, making it very difficult for people who are homeless to move into homes. Many tenants and homeowners are paying more than half of their meager incomes for rent or mortgage; when they get behind, they lose their homes and owners do not have the money to maintain housing in safe condition. With consensus about the urgency of decent housing, many groups are forming new partnerships for public and private investment in solutions:

Accessing housing for people who have become homeless:

- Helping people move from homelessness to housing: individuals and families who have lost housing may become chronically or repeatedly homeless. Depending on the level of trauma and dysfunction, they may require help accessing rental housing and rental assistance, case management, mental health services, or employment services to regain stability, but Housing First and Rapid Re-Housing are less costly in dollars and suffering than leaving them homeless. (appendix 1)
- Coordinating emergency housing: people in housing crisis may call many organizations in search of assistance, telling their stories repeatedly and getting inconsistent answers, without getting the help they need. A Coordinated Intake System will provide one point of information to help them find immediate places with family, friends, or shelters as they take steps towards permanent housing. (appendix 2)
- Pairing housing and workforce development: completing job training may be difficult without stable housing, while paying rent may be impossible without a job. Temporary rental supplements during training will allow successful graduation and employment that pays enough to afford market rent. (appendix 3)

Preventing housing loss:

- Counseling to prevent foreclosure and eviction: homeowners and renters are in crisis when they face losing their homes. Knowledgeable and compassionate housing counselors listen to housing goals, discuss barriers and strengths, review budgets, advocate with mortgage lenders or landlords, and develop plans for stabilizing housing to resolve the problems so they can keep a place to live. (appendix 4)
- Facilitating cooperation between landlords and tenants: landlords may fail their responsibility for maintaining safe housing and tenants may fail to pay rent or may damage the home. Counselors advise both about fulfilling their obligations; the Landlord Tenant Partnership (LLTP) can help low-income landlords pay for repairs or tenants catch up rent. (appendix 5)

Preserving housing in safe and healthy condition:

- Achieving compliance with Minimum Housing Standards: all housing is required to meet safety codes. Inspectors in Greensboro, High Point, and unincorporated Guilford County enforce compliance. (appendix 6)
- Promoting housing quality in subsidized housing: Greensboro Housing Authority does Housing Quality Standard (HQS) inspections of units subsidized by vouchers. Greensboro Housing Coalition inspects housing to assure that it meets HQS before Housing First or LLTP pay deposits. (appendix 7)
- Homeowners with limited income often cannot afford preventive maintenance, causing health risks to escalate. The city and Community Housing Solutions make repairs to preserve housing. (appendix 8)
- Identifying health risks in housing: residents and owners are often unaware of the likelihood of injuries or illness from housing conditions. Health and social service professionals who visit homes can note potential risks and refer for a comprehensive assessment that rates the likelihood and severity of harm. (appendix 9)
- Making homes healthy: painting over mold, sealing windows without attention to ventilation or fire escape, spraying toxic pesticides, or spreading lead paint dust can all increase health risks. Comprehensive repairs of the underlying causes of safety risks and cooperation between occupants and owners can make housing healthier and more sustainable. (appendix 10)
- Raising up community leaders for healthy homes: families living in substandard housing are often afraid to speak up about health risks. With leadership development, some can reach their more timid neighbors and collaborate with a broad range of medical and housing stakeholders to make housing healthy. (appendix 11)

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Expanding housing choices available to those with limited income:

- Developing new housing through the National Housing Trust Fund: there is only enough subsidized housing for 25% of poverty-level households in Guilford County. The Federal Housing Finance Agency just announced that it will provide resources for the development of housing affordable to the most vulnerable. (appendix 12)
- Taking legal action for ownership changes for deteriorating housing: too many vacant housing units are fire hazards and attract crime due to negligence by current owners, endangering their neighbors. Legal action may be necessary to prompt owners to sell for a realistic price so that houses and apartments can be restored for occupancy. (appendix 13)
- Restoring vacant or deteriorating housing through purchase/rehab: repairs of safety and health risks may raise rent or mortgage beyond the level affordable to those with limited income. Loans and grants allow investors to rehabilitate for rentals and homeownership, yet keep these affordable. (appendix 14).

Steering new construction to bus/sidewalks/jobs -

Measuring progress towards our goals:

- Compiling and analyzing data about housing options: without reliable information about the availability, affordability, location, and condition of housing units, we cannot quantify the additional housing options needed for preventing and ending homelessness. We need to collect, map, and analyze this data to measure progress. (appendix 15)
- Collecting data about people and their housing needs: the gap between income and housing costs has widened. With census data about poverty and data from the Homeless Management Information System, we can better understand the needs. (appendix 16)

Building consensus for investment:

- Championing goal and plan: short-term fragmented responses often do not address underlying problems and may have unintended consequences but making long-term investments and broad changes in housing policies and practices is difficult. Individuals and organizations that are directly and indirectly affected by housing problems are discussing the wide variety of solutions and putting their influence towards the goal of ending homelessness. (appendix 17)

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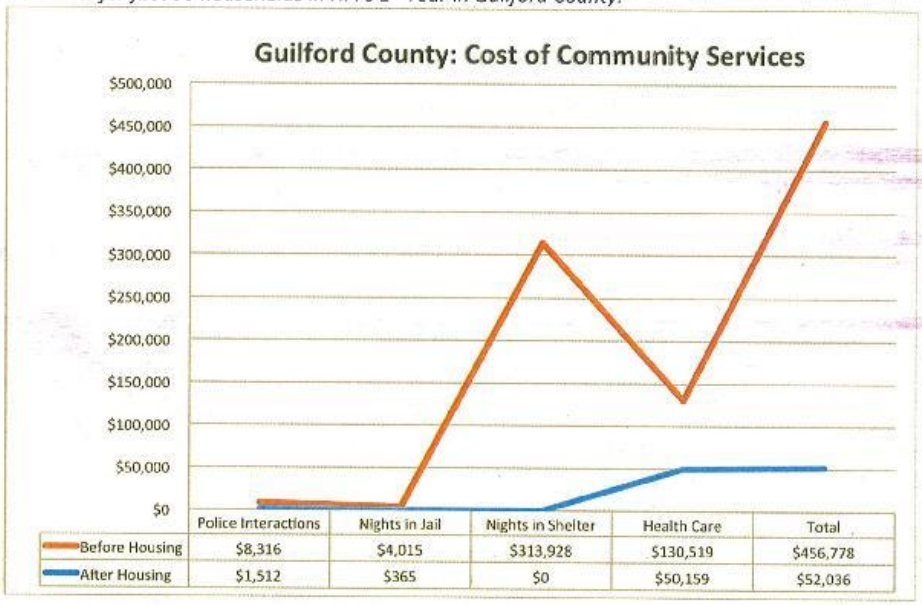
Appendix 1: Helping people move from homelessness to housing (Partners Ending Homelessness)

Housing First: It costs less to assist individuals and families to get into rental housing with the right level of support for stability than it costs for public and private services when they are homeless. When people with disabilities have been homeless for a long time, they often spend significant time in emergency health care, substance abuse treatment, shelters, court, and jail—expensive treatment without changing the underlying problem of not having housing.
Graph shows results for first 30 households in HFI's 1st Year in Guilford County.



	Police Interactions	Nights in Jail	Nights in Shelter	Health Care	Total
Before Housing	$8,316	$4,015	$313,928	$130,519	$456,778
After Housing	$1,512	$365	$0	$50,159	$52,036

Rapid Re-housing (RRH)
RRH programs provide financial assistance and services to prevent individuals and families from becoming homeless and to help those who are experiencing homelessness to be quickly re-housed and stabilized. RRH has become an increasingly important tool in the community's response to homelessness. The RRH model has shown success on the individual level – helping households exit homelessness and not return to shelter. Additionally, it has helped communities decrease the number of people experiencing homelessness and the amount of time households spend homeless. Although the duration of RRH assistance may vary, many programs find that, on average, four to six months of financial assistance is sufficient to stably re-house a household.

Core Components of RRH:
Housing Identification: recruit landlords to provide housing opportunities for individuals and families experiencing homelessness; address potential barriers to landlord participation such as concern about the short-term nature of rental assistance and tenant qualifications; assist households to find and secure appropriate rental housing.

Rent and Move-in Assistance: provide assistance to cover move-in costs, deposits, and the rental and/or utility assistance necessary to allow individuals and families to move immediately out of homelessness and to stabilize in permanent housing.

RRH Case Management and Services: help individuals and families experiencing homelessness identify and select among various permanent housing options based on their unique needs, preferences, and financial resources; help individuals and families experiencing homelessness address issues that may impede access to housing (such as credit history, arrears, and legal issues); help individuals and families negotiate manageable and appropriate lease agreements with landlords; make appropriate and time-limited services and supports available to families and individuals to allow them to stabilize quickly in permanent housing; monitor housing stability and be available to resolve crises; provide and assist the household with connections to resources that help them improve their safety, well-being, and housing stability.

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Appendix 2: Coordinating emergency housing (Partners Ending Homelessness)

PROPOSED Coordinated Intake System: Partners Ending Homelessness is developing a plan for a single contact when individuals or families lose housing and need an immediate place to stay. The goal is helping the right individual or family get to the right homelessness and housing intervention at the right time best suited to end their homelessness, with a safe temporary arrangement and a plan for permanent housing.

The first priority is to "divert" households from entering the homeless service system when it is safe and appropriate to do so, by problem-solving with them to find out who they can stay with while they get into their own home. The individual or family's support system may be strained, but family members, friends, neighbors, or co-workers may be able to assist in an emergency, especially if they hear that this is short-term. Coordinated Intake Specialists will help people work out agreements with someone they know.

- Can he/she work out a plan independently, with information and encouragement?
- Does he/she have anyone to stay with temporarily (that would be safe), if that friend or relative knows that this is short-term? If not, what are the barriers?
- Would it work to stay with family or friends long-term, if the person can contribute financially or services to the household?

When there are no other possibilities, Coordinated Intake Specialists will find an emergency shelter space for the individual or family and complete the shelter intake process so that the person does not need to tell the whole story multiple times but can then go directly to the shelter. Shelters will greet the individual or family, providing safe temporary places while the person searches for rental housing. Because shelters are emergency solutions used only when all other arrangements are not feasible or safe, shelter stays are short-term. This frees up shelter beds for others and speeds the move to their own homes.

Coordinated Intake Specialists (CIS) will help each person develop a Housing Stabilization Action Plan, which states the goal (find permanent housing, etc), the person's strengths and barriers, and the steps that the person and CIS agree to take to reach the goal, including the temporary plan for diversion or shelter. The person will receive a written plan, with a copy in the database for the shelter and Partners Ending Homelessness to know the plan. CIS will also provide lists of available rental housing, referrals to resources for employment, health, or other services.

If the individual or family has been homeless repeatedly or for long periods of time and has significant barriers to stable housing, CIS will refer for assessment for Rapid Re-housing or Housing First programs. The assessment tool, a Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT), produces a score to identify which persons are most vulnerable to injury from homelessness and what services will be needed for them to maintain housing.

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Appendix 3: Pairing housing and workforce development (UNCG students in MPA program)

PROPOSED TRIAD WORK-TO-HOME REGIONAL NETWORK

The Issue: When people do not have stable housing, participating in job training programs becomes much more difficult because of the physical and monetary challenges associated housing insecurity. Housing insecure people are at a much higher risk of dropping out of job training programs before completion, which thwarts their ability to attain stable employment or increase earnings.

The Program: Triad Work-to-Home Regional Network (WHRN) will bring together partners in housing and workforce development to provide housing supplements to participants in local vocational and workforce development training programs.

- Rent supplements or other housing support will be provided to participants
- Vocational counseling will ensure job training for participants will result in stable employment
- Housing counseling will ensure participants can afford housing at the end of the program

The Participants: Criteria for participation will require potential participants to demonstrate interest in a job training program through a personal statement that describes their goals after completing the training. Potential participants must also demonstrate need based upon unemployment, low-wage earnings where housing costs account for more than 40% of total income, or being beneficiary of state or federal welfare aid within the last year.

The Network: Local partners in housing and workforce development will be identified to be a part of the network. Potential partners include Greensboro Housing Coalition, Goodwill Industries, Northwest Piedmont Workforce Development Board, Greensboro Housing Authority, the City of Greensboro Workforce Development Department, the City of Greensboro Economic Development Department, East Market Street Development Corporation, Guilford Technical Community College, Greensboro Housing Solutions, Goodwill Industries, Step-Up Ministries, and all local universities.

The Budget: The proposed budget allocates $500 per month for 50 participants for a 30-month program. This totals to $750,000 for funds needed for the project budget, not including in-kind services.

The Benefits: The return on investment for this program is well worth its costs. The program will serve as an economic development tool as the region's workforce becomes better trained and more employable. Workforce development programs will become more successful. Tenants will benefit from more stable residents. Most importantly, participants will become more self-sufficient and increase their capacity for improving quality of life through employment and increases in earned income.

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Appendix 4: Counseling to prevent foreclosure and eviction (Greensboro Housing Coalition)

Housing counselors help people save their homes by expertly guiding homeowners through the complicated and discouraging processes of foreclosure, by describing to tenants the steps of the eviction process. Together, the counselor and homeowner or tenant create a plan to stabilize housing.

Like other HUD-approved housing counseling agencies, GHC provides services without fees. The person experiencing the housing crisis calls or comes to the GHC office on a walk-in basis and is offered a same-day appointment for counseling services. The GHC office is located in the Self-Help Center, 122 N. Elm St. Suite M-4; office hours are 8:30-5:30, Monday-Friday and phone number is 336-691-9521.

After filling out a short intake form for background information, a person meets with a housing counselor to discuss their goal (finding a suitable rental, living with friends or relatives, trying to resolve the problems where they are currently living, etc), so that the person and counselor working with the same purpose. Counselors then ask about the person's strengths and personal resources: for example, supportive family members, employment, ability to present themselves well to landlords. Counselors discuss the barriers that each has encountered so far, so that we can find ways around these obstacles. This includes a review of the person's income, expenses, and budget. The interview and budget information provide the foundation for the Housing Stabilization Action Plan that describes what the counselor will do (inform about resources, make referrals, communicate with mortgage lender or landlord, advocate) and what the homeowner or tenant will do (call the list of landlords, select a place to live). People are always offered as many options as possible so that they can make an informed choice of lender, landlord, or preferred resolution of the problem. Counselors follow up to see if further steps are needed to resolve the crisis and minimize its impact.
The specific services offered are:

- Pre purchase one-on-one counseling to assist potential homebuyers to make informed decisions about purchasing homes. Counselors discuss the comparison of buying and renting, at least three different options for financing, the selection of a real estate agent, insurance, inspections, and the closing process. When clients decide to pursue home purchase, counselors may bring in our healthy homes team manager, an experienced home inspector, to emphasize the importance of inspections and they give the required booklets about inspections.
- Mortgage delinquency counseling to assist homeowners to bring the mortgage current, modify the loan, or decide whether deed-in-lieu or short sale and moving to rental may mitigate their losses. Counselors use the whole range of foreclosure prevention programs to best address the client's goal.
- Homeowner counseling to assist homeowners needing home repairs or having problems with utilities, mortgage questions, or other issues. Both homeownership counselors and healthy homes counselors bring their expertise to counsel clients about mortgages and getting repair grants for unsafe conditions. When homeowners are concerned about conditions in their homes, healthy homes counselors visit the house, apartment, or mobile home to do an assessment of health or safety risks to better advise about repair options.
- Rental counseling to assist tenants in understanding their rights and responsibilities in their leases, to mediate disputes with landlords, and to find alternative rentals when they choose to seek housing better suited to their needs. When tenants can no longer stay in their current housing due to eviction, condemnation, or unhealthy conditions, healthy homes counselors and homeless prevention counselors assist them in searching for affordable rentals that meet or exceed minimum safety standards. When tenants are concerned about conditions in their homes, healthy homes counselors visit the house, apartment, or mobile home to do an assessment of health or safety risks to advise about tenant responsibilities, communication with landlords, or moving to safer housing.
- Counseling for people experiencing homelessness to access permanent housing and to arrange temporary shelter if necessary until they can move into permanent housing. When temporary housing with family or friends is not possible, counselors refer to homeless shelters. Clients experiencing homelessness who have more complicated health, legal, disability, or income barriers are formally assessed for eligibility for Rapid Re-housing or Housing First programs that provide rental assistance and case management.

GHC provides housing counseling in English, Spanish, French, and Swahili, with interpreters for other languages.

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Appendix 5: Facilitating cooperation between landlords and tenants (Community Foundation of Greater Greensboro)

The Landlord-Tenant Partnership (LLTP) builds mutual responsibility between landlords and tenants. Rental owners are *required* to keep properties in safe condition (at least to minimum safety standards) and must respect the privacy of tenants. Tenants are *required* to pay rent and the utilities specified in the lease and must not damage the property.

When tenants do not pay and owners do not repair, the problems escalate: Tenants may yell repeatedly about repairs; the owner may eventually send maintenance workers out to look at the situations. By that time the problems are sometimes too complicated for the skills of the regular maintenance workers but getting in licensed plumbers or electricians is expensive so repairs are minimal. Tenants try to break their leases to move out, calling in code enforcement inspectors to write up violations and going to Legal Aid. The owner spends a lot of time in court but can rarely collect rental arrears and court costs after padlocking. There may be damages and no rent during the vacancy. The owner struggles to pay the mortgage, while the condition of the investment spirals downward.

To prevent homelessness and substandard conditions, the Landlord-Tenant Partnership seeks to restore mutual responsibility.

It offers landlords ways to improve the bottom line and their property by:

- Referring tenants for counseling about on-time rent payments and housekeeping
- Filling vacancies
- Accessing housing improvement loans/grants available through the City of Greensboro and State of North Carolina, such as the Rental Housing Improvement Program and Weatherization Assistance Program; the Landlord-Tenant Partnership will pay contractors to do a portion of necessary repairs IF the owner pays for the rest of the repairs AND the owner's income is below 80% of area median income
- Learning about Integrated Pest Management (IPM) to eliminate pests effectively (rather than repeatedly paying to move them around)

It offers tenants a way to maintain safe, stable housing by:

- Paying past due rent IF they have a verified reason for owing rent AND can pay rent in the future
- Paying security deposit, first month's rent, and utility deposits to move to safer housing if they are displaced by owners not making necessary repairs

Community Foundation of Greater Greensboro (CFGG) established the Landlord-Tenant Partnership through donor funding to pay for eligible expenses of landlords and tenants, in partnership with Greensboro Housing Coalition.

Greensboro Housing Coalition counsels landlords about their responsibilities to find out their willingness to make the repairs, informing them of the requirements for city and state repair programs. GHC does health and safety assessments of the rental housing. If the owner is interested in repairs paid by the Landlord-Tenant Partnership, GHC requests income information, signs an agreement with the owner, and contracts for the work. GHC inspects the contractor's work for quality control. The owner must maintain this house to at least minimum safety standards, without raising rent for 36 months after the completion of the health and safety upgrades. If the house falls below standards and is cited for code violations, the owner is responsible for all repairs necessary to immediately restore to code.

GHC also counsels tenants about their responsibilities and their capacity for paying rent in the future, verifying income. When owners are unwilling to make repairs and tenants must move, GHC's housing assessments document the reasons for assistance in moving. GHC also inspects the new place the tenant chooses, to document that it meets safety standards.

GHC presents checks requests for contractors, rental payments, and utility deposits to CFGG with documentation of eligibility. The LLTP has assisted ## tenants at a cost of $$ in 16 months. CFGG is accepting additional donations to this fund.

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Appendix 6: Achieving compliance with Minimum Housing Standards (City of Greensboro)

How to get an Inspection:

- The owner or occupant can call the City of Greensboro at 373-2111 to request an inspection.
- Tenants with a written or verbal lease have the right to allow an inspector into their home to see if it meets minimum safety standards. Landlords cannot legally retaliate against tenants for having a code inspector come to their home.
- Organizations who know the condition of your come can make a referral to Code Enforcement.
- Five residents can petition the city to do an inspection. Download the petition form from http://www.greensboro-nc.gov/Modules/ShowDocument.aspx?documentID=5238

EMERGENCY VIOLATIONS--CONDEMNATION if not repaired in 48 HOURS

- Water, electricity or gas disconnected. (If the lease says that the utilities are in the tenant's name, the tenant must get service turned on to avoid condemnation).
- Broken or burst water pipes or sewage leaks.
- Unsafe electrical wiring.
- Floor, walls, or roof collapsing.
- Dangerous heating equipment, such as gas leaks, furnaces that don't work, or space heater

OTHER TYPICAL CODE VIOLATIONS

- Electrical, plumbing, heating, ventilation, and air conditioning (if supplied) are not in safe working order.
- Unsafe flooring, steps, ceilings or roofs.
- Doors and windows that do not lock or do not open; windows are broken
- Holes or cracks that let rats, mice, or other pests come inside; pest infestations, especially in multifamily housing
- Standing water, sewage, or flooding problems caused by plumbing leaks or inadequate drainage

NOTE: Mold is not a code violation but may be a sign that there are water leaks or ventilation problems.

Code Enforcement Process

1. Inspection
2. Hearing notice with list of violations
3. Hearing to discuss repair plans and Order to Repair or Demolish by "due date"
4. (Written request for more time to make repairs, written approval by city staff for new "due date")
5. Fines if does not pass re-inspection by "due date" ($200 first day, $75 each day after that)
6. Re-inspection fees each time it does not pass re-inspection after the "due date"
6. Condemnation, occupants must move out, cannot be occupied until passes re-inspection
7. Hearing at Minimum Housing Commission (MHC) about demolition
8. Demolition if not repaired to standard within 90 days of the MHC vote to demolish

Owners are responsible for assuring that their properties meet minimum housing safety standards and for informing the city of changes in ownership. New owners are responsible for penalties until the property passes inspection.

Appendix 7: Promoting housing quality in subsidized housing (Greensboro Housing Authority)

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Appendix 8: Expanding repair resources for homeowners (City of Greensboro, Community Housing Solutions)

City of Greensboro Housing Rehabilitation Programs for Homeowners

Rehab loans, both deferred and repay loans, are available at 3% interest for the actual cost of rehabilitation but the cost of repairs cannot exceed $43,400. Homeowners can take up to 20 years to repay the loan.

Eligibility Requirements:

- The home is within Greensboro City limits.
- The homeowner owns and occupies the home.
- Tax value of the property does not exceed $130,104.
- Credit check and loan qualification is required.
- Equity in the property must exceed the total of the rehab loan.
- Family income cannot exceed 80% of the area median income adjusted for family size
- Other eligibility criteria apply

HOUSEHOLD SIZE	80% MEDIAN
1 Person	$30,550
2 People	$34,900
3 People	$39,250
4 People	$43,600
5 People	$47,100
6 People	$50,600
7 People	$54,100

Applications: http://www.greensboro-nc.gov/modules/showdocument.aspx?documentid=22517 or call 336-373-2144

Community Housing Solutions:

Community Housing Solutions (CHS) provides home repairs to qualifying families who are owner-occupants of a Greensboro home and are below specific income levels. The scope of repairs may include but are not limited to: **roofs, plumbing, floors, energy efficiency repairs, accessibility modifications, electrical hazards, and code violations.** Work that is cosmetic or optional in nature does not fall within the scope of the program. We focus on repair issues which make a home *warmer, dryer, and safer*, and have served over 350 homes since being formed. CHS Housing utilizes **qualified staff, approved sub-contractors, and volunteers** from the community to accomplish the repairs. CHS Housing construction staff oversees the work of community volunteers from retiree groups, faith organizations, businesses, civic organizations, and college student groups. **All repairs required to be inspected are permitted and inspected by the City of Greensboro.**

Funding for the repairs comes primarily from:

Homeowner payments (loans)

Donated materials and donated professional services

Charitable contributions or grants

Government agencies

These funds cover the costs of materials, supplies, any necessary subcontractor costs, CHS Housing's construction staff labor, and program administration. Community Housing Solutions has developed partnerships with other non-profit organizations from the community to leverage additional services and resources. We maintain a list of reliable and reasonably priced subcontractors and materials suppliers. We annually refresh this list following guidelines set forth in the Community Housing Solutions Procurement and Disbursement Policy.

What make a property and a home owner eligible?

To be eligible, properties must:

- Be located within Guilford County, excluding the city limits of High Point.
- Have all property taxes paid in full and current.
- Have a clean title; be owner-occupied at both the time of application and throughout the entire repair process.
- Have an after-repair property tax value (building plus land) of $120,000 or less.
- Not be in danger of a foreclosure process.
- Have repair needs not exceeding $18,000 in estimated costs.

To be eligible, applicants must:

- Own and occupy the house and property as their primary residence.
- Not have received a home repair though CHS Housing's programs in the last 12 months and not have exceeded CHS Housing's repair program limits in the past.
- Have limited means to accomplish the repairs on their own.
- Have a total household income not exceeding 80% of the current Guilford Co Area Median Income (above)

Appendix 9: Identifying health and safety risks in housing (Greensboro Housing Coalition)

ONETOUCH
creating healthy & energy-efficient housing

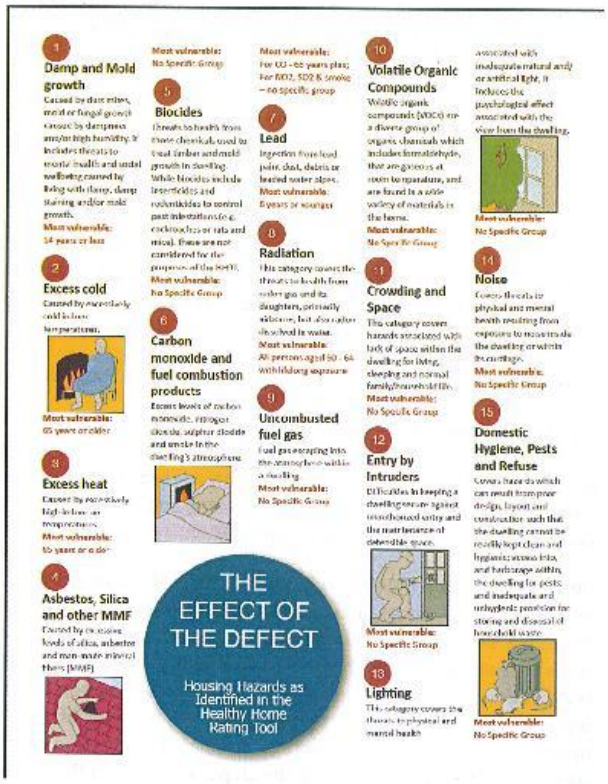
One Touch is a system for quick assessment and mutual referrals among organizations who visit homes to provide health or human services, inspections or environmental assessments, repairs or public safety. Without this system, organizations may duplicate outreach efforts to find eligible consumers and others must depend on complaints to find need—a hit-or-miss approach. At the same time, the home visitor may see problems beyond the scope of his or her role, such as a social worker seeing that the roof is leaking or an inspector seeing that the resident needs help getting water service re-connected.

By briefly noting the housing-related health risks in the homes and asking residents' consent to refer to other One Touch partners for additional services, the person visiting the home can focus on his or her own role, confident that the One Touch partner will respond to the other problems. The first One Touch partner in the home "opens the door" for the other necessary services, a more comprehensive approach with less duplication of effort. In addition, the data collected through the One Touch system documents community needs and progress towards resolving the problems.

Greensboro is beginning to use the One Touch system, developed by Tohn Environmental, to increase collaboration and efficiency. Contact Maurisha McGinnis Maurisha@greensborohousingcoalition.com.

Healthy Homes Rating System (HHRS)

Housing conditions can pose risk of injury or illness. The Healthy Homes Rating System calculates the *likelihood* of harm from defects in housing, considering the probability of someone being hurt in the near future by this problem in this particular home compared with an average home. Then it calculates the *severity* of the harm, from minor injury to fatal. This rating system, much like an insurance formula, predicts the level of risk. Rather than an equally-weighted general list of substandard conditions, HHRS looks at the "effect of the defect"—what harm to personal safety the condition will cause.



HHRS was scientifically developed in the United Kingdom, correlating medical records with housing conditions to see which situations sent people to the doctor—and which to the hospital with life-threatening illness. HUD is interested in using this rating system in the USA to prioritize repairs based on health and safety scores, so Wayne State University is doing a three-city research project, with Greensboro Housing Coalition doing HHRS assessments in Greensboro.

HHRS rates 29 hazards—with the top local risks being mold, heating, cooling, pests, stairs, fire risks, and carbon monoxide. Fortunately, some of the dangerous conditions are inexpensive to repair—such as making sure that windows open in order to escape a fire—and some repairs correct multiple hazards.

In addition to doing HHRS assessments on more than 300 randomly-selected homes as part of the HUD research study, GHC uses HHRS as its tool for analyzing asthma triggers and other health risks.

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Appendix 10: Making homes healthy (Greensboro Housing Coalition)

Repairs can make homes healthier—or more dangerous, when not using safe practices. Fortunately, the same repairs can correct several health risks and often reduce utilities through conserving water and energy.

Integrated Pest Management (IPM) In addition to being gross, cockroaches, rats, and mice contribute to asthma attacks. Spraying toxic pesticides can also make people sick and are not effective, only chasing pests around. Integrated Pest Management safely eliminates pests by taking away pests food, water, and hiding places and then targeting pest treatment in the right places:

- By storing food in sealed containers, disposing of garbage properly, washing dishes after each use, and not leaving pet food out.
- By repairing water leaks promptly. (This may also reduce water bills!)
- By sealing cracks and holes to keep pests from entering or moving from one apartment to another. (This may also reduce heating and cooling costs!)
- By selecting a pest management professional who inspects to find the dark moist places pests hide (typically behind refrigerators, under sinks) to place baits or gels.

In multifamily housing, IPM works well through cooperation of tenants, property managers, maintenance staff, and pest management professionals. After initial treatment of pest infestations and repair of underlying causes, pest management costs are lower than repeated spraying because pests are eliminated instead of moved around. Tenants are more cooperative and responsible when they recognize the impact of their housekeeping and when they see management's prompt response to maintenance requests. Where there are reductions in water and energy bills and improvement in health, tenants may be better able to afford rent, reducing turnover. Better maintenance protects investment!

Mold: Moldy conditions result from moisture without adequate ventilation to dry it out. Roof leaks, plumbing leaks, steam from cooking or showers, drainage problems, and wet basements or crawl spaces may start mold growing. Un-insulated homes or houses without air flow may also get moldy. Kerosene heaters contribute to mold by changing the moisture level in the home. Molds may be merely ugly discoloration OR allergenic to people with sensitivities OR toxic to everyone; the type cannot be determined by appearance, so testing is necessary to know the best way to remove it. Common mildew should be cleaned with white vinegar (a mild fungicide); do not use bleach (which kills germs, not mold, and releases chlorine gas). To prevent mold growth, install kitchen and bathroom fans vented to the outside, make sure ductwork pulls air from the outside not the crawl space, and repair all water leaks; use central heat and air conditioning; immediately dry out carpet and drywall in case of flooding.

Fire Hazards: To protect from fire, flammable materials need to be stored away from fire hazards and electrical wiring needs to be installed according to code standards. Smoke detectors save lives by alerting occupants of fire so that they can exit safely. Doors and first-floor windows need to unlock quickly. Furnaces need to operate properly.

Stairs: To prevent falls and the potential of broken bones, stairs and porches need adequate hand rails and secure steps.

Heating and Cooling: Heating systems need balanced air flow throughout the house and ventilation to pull fresh air from outside. Insulation and sealing air cracks eliminate unintended energy leaks to make the home more comfortable with lower energy bills but must be paired with adequate ventilation to remove carbon monoxide. Kerosene heaters emit dangerous fumes, disrupt the moisture level, and pose fire hazards. Electrical space heaters also increase the risk of fire and do not provide the necessary air flow.

Repair Renovation Painting rule (RRP): Lead paint is long-lasting, so it was often used for wooden siding and for trim around windows, doors, and roofs until 1978 when it was prohibited for residential use since it causes life-long problems for young children. When later layers of paint begin to chip or flake or are scraped away, the lead paint is exposed. The chips or lead dust get on children's hands and toys, then into their mouths. The RRP rule requires training and certification for anyone paid to work that disturbs paint on a pre-1978 residential building, such as scraping old paint, replacing windows or doors, or removing walls for renovation. RRP applies to contractors as well as to rental property owners for working on their rentals. To safely remove lead paint, minimize the spread of dust by sealing the work area, spreading plastic below to catch the chips, and wetting the painted area before hand-scraping so that the wet dust will fall onto plastic and can be safely removed; clean the area thoroughly with a HEPA-filtered vacuum cleaner.

Appendix 11: Raising up community leaders for healthy homes (Greensboro Housing Coalition, Cottage Grove)

In every community, there are strong, resourceful people who guide, inform, and stand up for others to make their neighborhoods safer, healthier. When these natural leaders have information about housing and health resources to share with others, they can take ownership of the work their communities need and can be powerful voices at the table with elected and institutional decision-makers.

Greensboro's Environmental Justice Collaborative Problem-Solving initiative will engage community leaders in the neighborhoods with the highest rates of asthma hospitalizations towards the goal of reducing those health disparities and building broad consensus for healthy homes among community leaders, medical providers, social service organizations, schools, faith communities, and housing organizations. The Environmental Protection Agency selected Greensboro Housing Coalition as one of 12 groups across the country to turn around environmental public health disparities through supporting community leadership.

The Cottage Grove neighborhood in southeast Greensboro is in one of the census tracks with high asthma hospitalizations—3.8 times the city-wide rate. Neighborhood residents will work with Cottage Grove Initiative Inc, New Hope Community Development, Mustard Seed Community Health, and Greensboro Housing Coalition to go "upstream" for health: healthy housing, community gardens, employment training, primary health care within walking distance, and other strategies that community leaders want. BCBSNC Foundation chose Cottage Grove as one of 12 groups across the state to implement Community-Centered Health Homes, a Prevention Institute model for partnerships between clinics and organizations that can impact the problems that harm people, such as asthma triggers in housing or food deserts or dangerous street crossings. The Kresge Foundation and Robert Wood Johnson Foundation have called for proposals from hospitals + public health + community organizations for **B**old **U**pstream Integrated **L**ocal **D**ata-driven initiatives, so the Cottage Grove group, Cone Health System, and Guilford County Health & Human Services are putting ideas together.

By providing leadership development for natural leaders in Cottage Grove and the other neighborhoods with high asthma hospitalization rates, all of this work will be led by the people most affected by both the problems and the proposed solutions.

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Appendix 12: Developing new housing through the National Housing Trust Fund (National Low Income Housing Coalition)

At Last! Funding for National Housing Trust Fund to Begin *(press release by National Low Income Housing Coalition)*

Federal Housing Finance Agency (FHFA) Director Mel Watt sent letters on December 11, 2014 to the CEOs of Fannie Mae and Freddie Mac informing them that he was terminating the temporary suspension of the allocations the companies are to make to fund the National Housing Trust Fund (NHTF) and the Capital Magnet Fund (CMF). FHFA issued a press release announcing the decision at the same time.

The companies are directed to begin setting aside the required funds in FY2015 and each year thereafter. Within 60 days after the end of the fiscal year, they are to transfer the funds. Because the companies operate on a January to December fiscal year, the first dollars will be made available in the early months of 2016.

The suspension was imposed in November 2008 after Fannie and Freddie were taken into conservatorship at the height of financial crisis caused by unsustainable mortgage lending practices. The companies returned to profitability in 2012. NLIHC and many others argued that the conditions that led to the suspension no longer applied at that point and have advocated for the suspension to be lifted for over two years.

In a statement to the press, NLIHC President and CEO Sheila Crowley said "The decision by Mr. Watt that will result in the first funds for the National Housing Trust Fund is a great victory for the thousands of housing and homeless advocates who have worked tirelessly to establish the NHTF. More importantly, it is a victory for the people we strive to serve." In an email sent to NHTF endorsers, Ms. Crowley said, "Together, we made this happen. Your commitment to stay the course over these many years is a testament to the power of a just cause."

The National Housing Trust Fund and the Capital Magnet Fund were created in the Housing and Economic Act of 2008 (HERA). HERA requires Fannie and Freddie to allocate "4.2 basis points of each dollar of the unpaid principal balance of total new business purchases" to support the funds. The allocation is not based on profit, but rather volume of business. HERA directs 65% to the NHTF and 35% to the CMF. HERA also provides for Congress to direct other funds to the NHTF and CMF as it so chooses.

While advocates welcome the decision, it calls for the funding to be based on future business and does not require the companies to make allocations retroactively. NLIHC and others think the companies should be required to make payments based on business in 2012 to 2014 as well. With a sluggish housing market and the waning of the refi boom, Fannie and Freddie's volume of business is declining. The amount of funding for 2015 is projected to be between $300 and $500 million, split between the two funds.

FHFA also announced that it has sent an Interim Final Rule to be published in the *Federal Register* that would implement the statutory requirement that Fannie and Freddie not transfer the expense of the allocation to loan originators and others. The rule is in effect immediately; there is a 30 day comment period. The next step is for HUD to release the final regulations for the NHTF. In a press statement applauding Mr. Watt's decision, HUD Secretary Julián Castro said "HUD will soon issue regulations to implement the Housing Trust Fund." The proposed regulations were released on October 29, 2010 and comments were received until December 28, 2010. NLIHC has prepared a detailed analysis of the proposed regulations and will update the analysis as soon as the final regs are released.

The NHTF is structured as a block grant to states. At least 90% of the funds must be used for the production, preservation, rehabilitation, and operation of rental housing and at least 75% of the rental housing funds must benefit extremely low income households (0-30% of area median income or AMI). Up to 10% of the funds can be used for homeownership activities and up to 25% can be targeted to very low income households (31-50% AMI.)

The CMF is administered by the Department of the Treasury. CMF received a one-time allocation of $80 million in the American Recovery and Reinvestment Act of 2009 (the stimulus bill). Its regulations have already been finalized. The CMF is direct grant program to Community Development Financial Institutions and others to support a range of housing and community development activities, with at least 70% used for housing. The statute requires that the majority of funds benefit low income households; the regulations define a majority as 51%.

Appendix 13: Taking legal action for ownership changes for deteriorating housing (Elon Law students)

Four teams of second year law students at Elon Law School researched best practices across the country for addressing the problems of vacant substandard housing that is compromising the safety of neighborhoods and reducing the availability of housing units. They visited several properties that had created public safety risks, to see the impact on surrounding residents.

Some of the potential remedies they identified for further research:

- Requiring registration of vacant properties, providing contact information for owner and for the local person with responsibility for maintenance; defining standards for maintenance; requiring a periodic fee for leaving property vacant.
- Creating land banks to acquire vacant properties, address delinquent taxes and fines, rehabilitate, and sell for occupancy by homeowners or renters. Virginia has several land banks.
- Using eminent domain to take title to blighted property.
- Using social impact bonds to acquire vacant, deteriorating, and dangerous properties in order to transform them from a public cost (police, code enforcement, health cost, depressed property values) to a public asset (habitable dwellings). The Richmond Community Foundation is pursuing this strategy.
- Exploring receivership to remove control from the negligent property owner so that a receiver can manage the property in a responsible manner. The Cleveland Housing Court judge holds receivership hearings at the property in question.
- Publishing the location, ownership, and condition of severely deteriorated properties to call attention to the problems and prompt repairs or sale. One example is the Baltimore Slumlord Watch blog http://www.citylab.com/housing/2013/07/how-keeping-track-slumlords-became-one-baltimore-womans-full-time-job/6222/ .
- Using the tax foreclosure process to foreclose on properties where the owner does not pay obligations or maintain safe conditions and then making the property available for rehabilitation and occupancy.
- Continuing the Neighborhood Stabilization Program with a new funding source, for purchase/rehab of vacant properties.
- Enforcing minimum housing safety standards with consistent penalties so that owners choose to maintain property or sell.

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Appendix 14: Restoring vacant or deteriorating housing through purchase/rehab (City of Greensboro, Community Housing Solutions)

Rental Housing Improvement Program—City of Greensboro

The Rental Housing Improvement Program (RHIP) is designed to assists owners or purchasers of individual rental properties of seven or less units. The RHIP provides a subordinated, deferred-payments loan for a portion of the cost of rehabilitating eligible rental housing properties. Property requirements:

- All units receiving RHIP assistance must have a monthly rent at or below the current approved exception rent level as established by HUD (see chart below)
- All properties must be used exclusively for rental housing units
- All units must include individual eating, sleeping, and bathroom facilities (no boarding units or rooming houses are eligible for assistance unless an existing rooming or boarding house is to be converted into individual rental housing units)
- Single housing conversions are not eligible
- All housing units must require a minimum of $5000 of structural other code repairs to be eligible for assistance

Fair Market Rents

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
$522	$598	$709	$964	$1,087

Applications available at http://www.greensboro-nc.gov/modules/showdocument.aspx?documentid=22516

Community Housing Solutions:

Community Housing Solutions (CHS) acquires vacant, abandoned, or foreclosed properties and renovates them to like-new condition. These homes have all plumbing, electrical, roofing, and floor systems updated to building code and to the standards of the SystemVision Program, lowering utility expenses. These homes are made available to qualified home buyers with limited incomes. CHS is a member of NCHFA's Community Partners Loan Pool Program, making CHS able to provide additional financial options to the home buyer with income less than 80% of the Guilford County area median income (see below):

HOUSEHOLD SIZE	80% MEDIAN
1 Person	$30,550
2 People	$34,900
3 People	$39,250
4 People	$43,600
5 People	$47,100
6 People	$50,600
7 People	$54,100

Contact: Community Housing Solutions (336) 676-6986.

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Appendix 15: Compiling and analyzing data about housing options (City of Greensboro, UNCG)

about housing—GIS, social serve about number of rentals at each size, rent, condition, and availability
about health—hospital data

See what Jeff Sovich has, Ken Gruber (hospital data about asthma hospitalizations)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Appendix 16: Collecting data about people and their housing needs (Partners Ending Homelessness)

Point in Time count, shelter exits, etc; demographics about need

OMB Control No: 2506-0117 (exp. 07/31/2015)

Appendix 17: Championing goal and plan

Achieving the goal of preventing and ending homelessness is daunting, considering the enormous gap between the availability of safe affordable housing and the number of households with incomes too low to afford market rent. However, the Return on Investment is substantial because decent housing reduces the need for high-cost medical care, incarceration, police and code enforcement and it stabilizes declining property values. Addressing the disparities in housing condition and access can boost economic development. "Social equity is the superior growth model"—Policy Link, social equity consultant to Piedmont Together.

A few examples of costs of leaving people homeless and of allowing housing to be unsafe and/or vacant	*A few examples of the Return on Investment of making housing safe and affordable*
Average of $15,000 for each chronically homeless person with disabilities for emergency services, police, jail, etc	Employment in semi-skilled jobs due to training and housing stability
Average of $10,000 for each child with asthma for hospitalization	Students able to attend school regularly because they are not sick or moving frequently due to eviction
4-10 code enforcement inspections per housing unit trying to get owners to comply with minimum safety standards	Lower turnover costs for rental owners with stable tenants and preventive maintenance
75% of extremely low income households desperate enough to pay 50% of their income for dangerous housing	Improved health outcomes at lower cost because people are not getting sick or injured by housing
Average of $2000 decrease in property values for each home surrounding a foreclosed house	Homeowners investing in their homes and neighborhoods with pride
Average of $$ for children in foster care or frail adults in assisted living due to homelessness or unsafe housing	New development of attractive housing, creating construction jobs

There's a little story about a person who sees a baby in a stream and pulls him out. Soon another baby comes down the stream and gets pulled out. Then a whole group of people pull lots of babies out. Someone walks away, saying she is going upstream to see who is throwing the babies in. To prevent and end homelessness, we need downstream workers to move chronically homeless persons into housing and upstreamists to make sure there is enough good housing for them to live in—and to keep others from losing housing.

With growing public awareness of housing problems—highlighted by media coverage of the closing of Heritage House—organizations are coming together across sectors to collaborate in finding solutions.

- Piedmont Together *Equity Action Teams* are working across the region to reduce racial barriers and increase access to opportunity.
- Faith communities are partnering with organizations directly serving people in need and are engaging in advocacy about public policy.
- League of Women Voters of the Piedmont Triad is discussing social justice.
- Community Foundation's housing committee is preparing for leadership in expanding housing opportunities.
- Elon Law School, UNCG, NC A&T, Guilford College, and Bennett College students are learning ways to support housing through internships and research projects.
- Cone Health, Guilford County Health & Human Services, and Cottage Grove partners are going "upstream" to make the Cottage Grove community a healthy place to live.
- Mental health agencies, shelters, landlords, and philanthropists are collaborating in the Housing First program.
- Police, New Jerusalem, Goodwill, Habitat, Community Foundation, and GHC worked with city staff to relocate residents of Heritage House.
- School social workers, code inspectors, health case managers, GHC, and other home visitors are committing to use One Touch to make mutual referrals.

Within this framework for upstream and downstream initiatives for safe, affordable housing, there is room for great creativity and collaboration to shape proposed ideas and add new ones. Our community needs champions for all of this work, using our influence with our neighbors, our organizations, our businesses, our faith communities, and our elected representatives. We are willing to invest our time, our ideas, our voices, and our money in public-private partnerships. Our signatures demonstrate our commitment:

_____ _____

_____ _____

_____ _____

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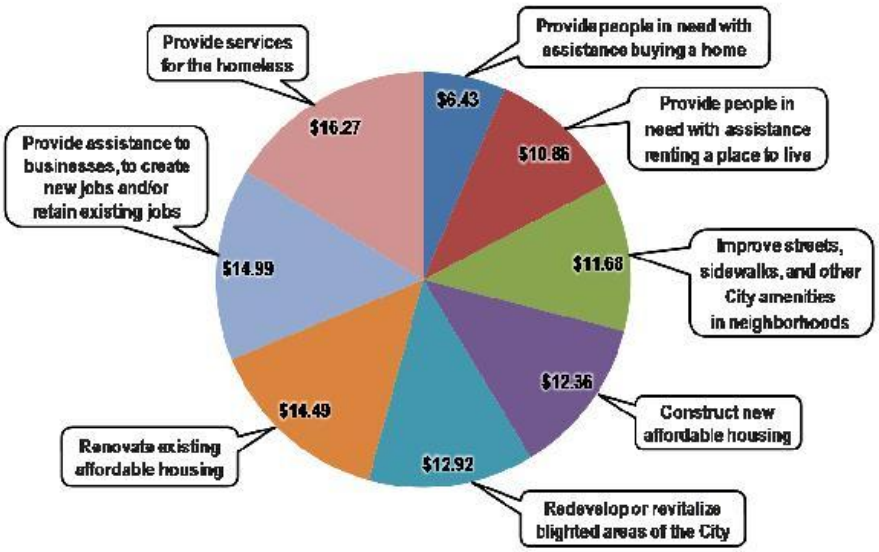
Community Needs Public Survey Response Summary:

Background – This survey was an invitation for stakeholders throughout the Greensboro area to help identify the need for affordable housing and other public services in the community, and to express their preferences and priorities regarding how those needs should be met. The survey was a key component of the public engagement process for development of the Greensboro 2015-2019 Consolidated Plan and 2015-2016 Annual Plan. Participants were asked to give their perspective and experience with issues related to housing and community development to aid in developing a successful plan for a more sustainable, healthy, prosperous and equitable community.

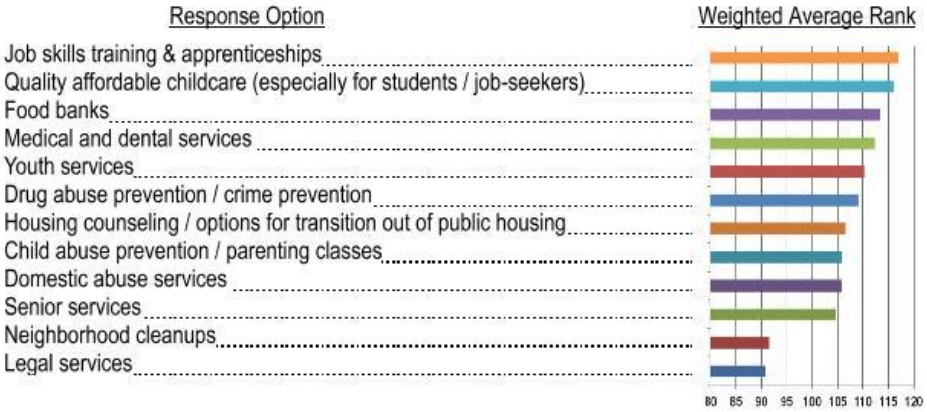
This survey was not administered to yield statistically significant results, nor do the respondents represent a valid random sample of the population in the area served by the ConPlan. Nevertheless, the survey results to provide useful insights for development of the ConPlan, in conjunction with analysis and interpretation of other available data. A total of 285 survey responses was received, over 30% of which included comments in the open-ended question "What additional comments would you like to provide?"

Question 1 – How would you allocate $100 among the following eligible types of public investment in Greensboro? (total must add to $100)

Average Dollar Value Distribution



Question 2 – Please rank the level of need in Greensboro for the following types of Public Services, on a scale ranging from Low Need to High Need:



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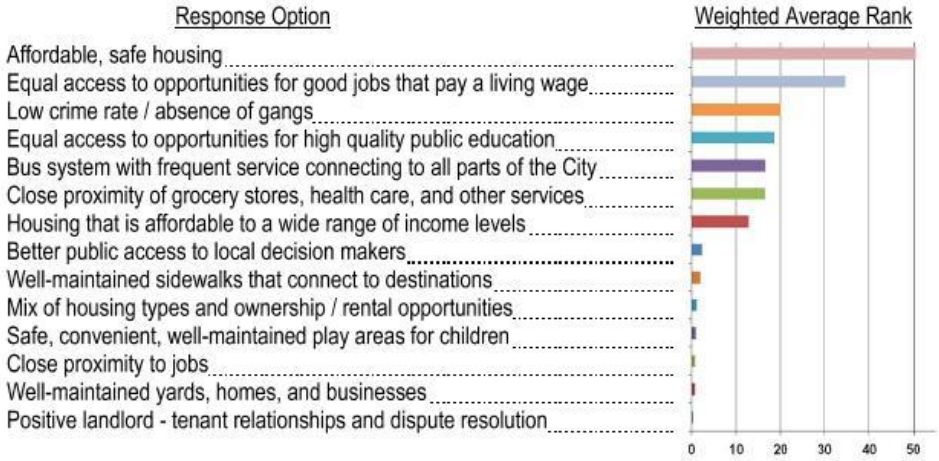
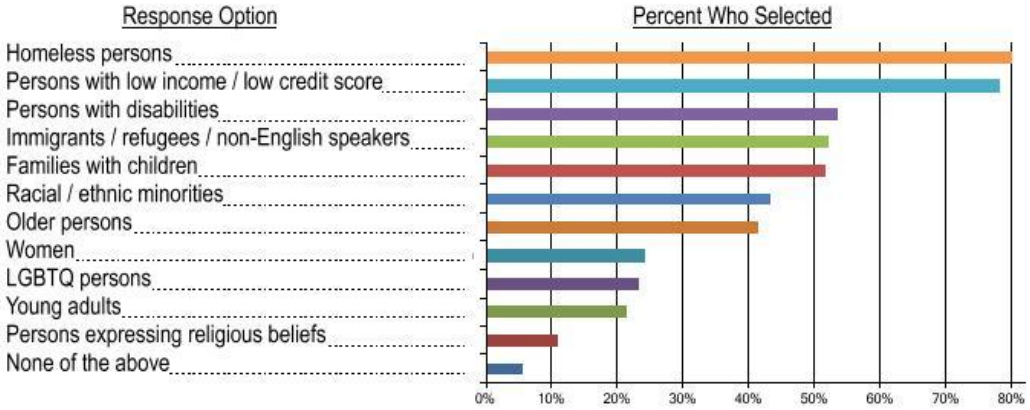
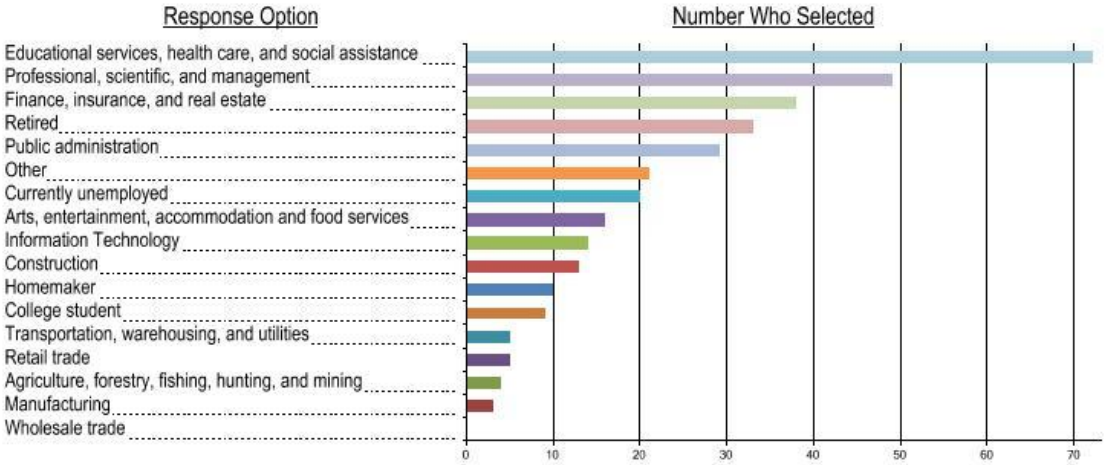
Question 3 – Which of the following do you think is most important for promoting quality of life in Greensboro's neighborhoods? (Select only the 3 most important items)



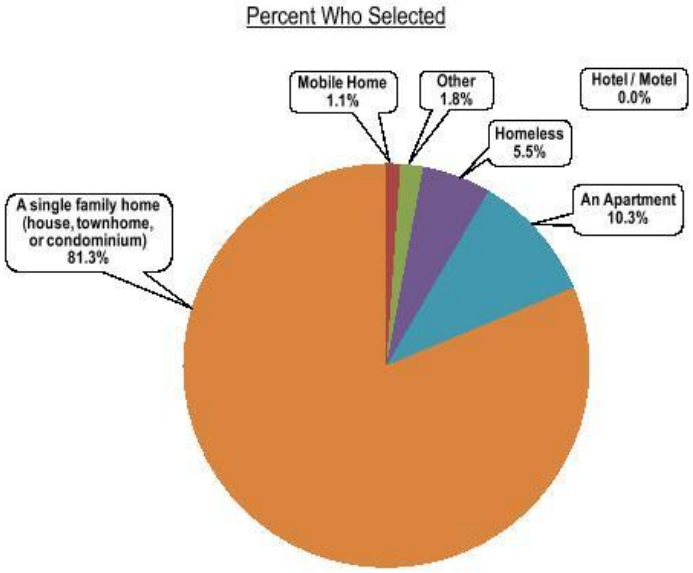
Question 4 – Do any of the following groups of people experience difficulty finding safe affordable housing in Greensboro? Select all that apply.



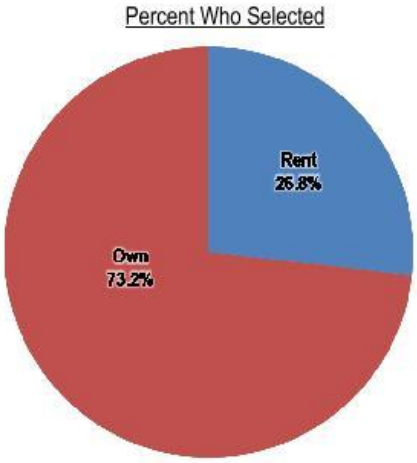
Question 5 – In which field(s) are you employed? Select all that apply.



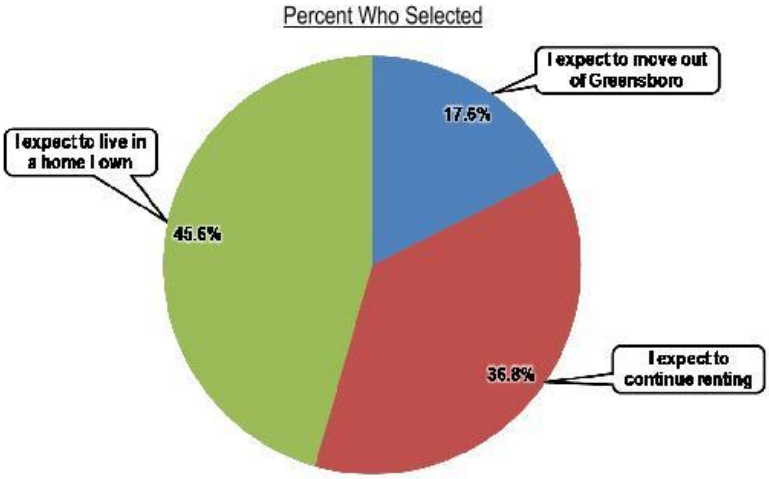
Question 6 – How would you describe where you live?



Question 7 – Do you rent or own the place where you live?

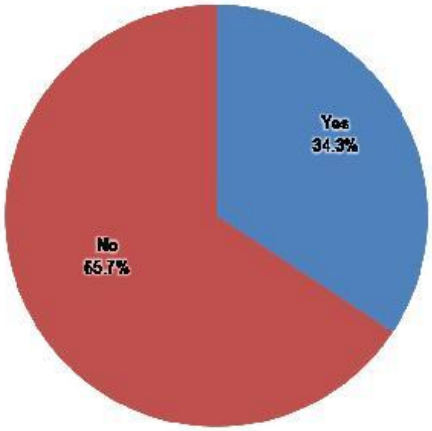


Question 8 – If you answered "Rent" in Question 7, then what do you expect your situation will be in the next 5 years?



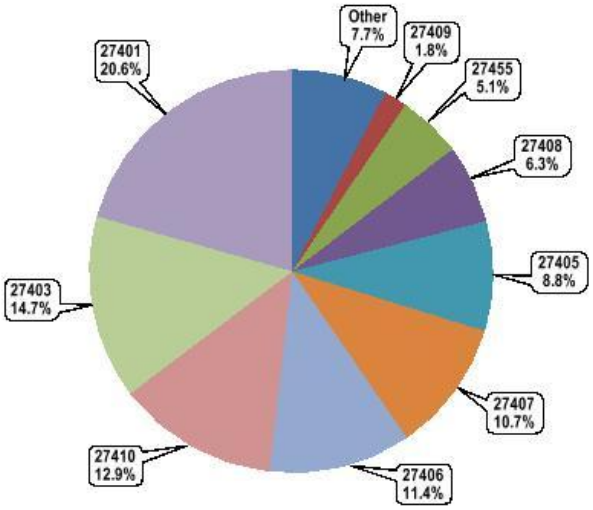
Question 9 – Do you live in a household with anyone other than yourself, your partner, or children (yours or your partner's)?

Percent Who Selected



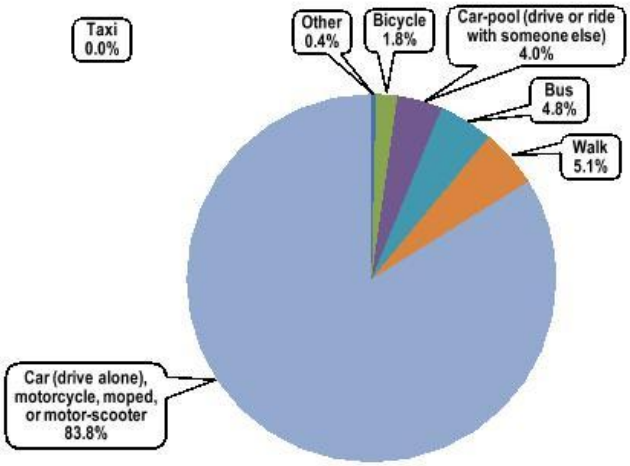
Question 10 – Please indicate the ZIP code in which you live.

Percent Who Selected



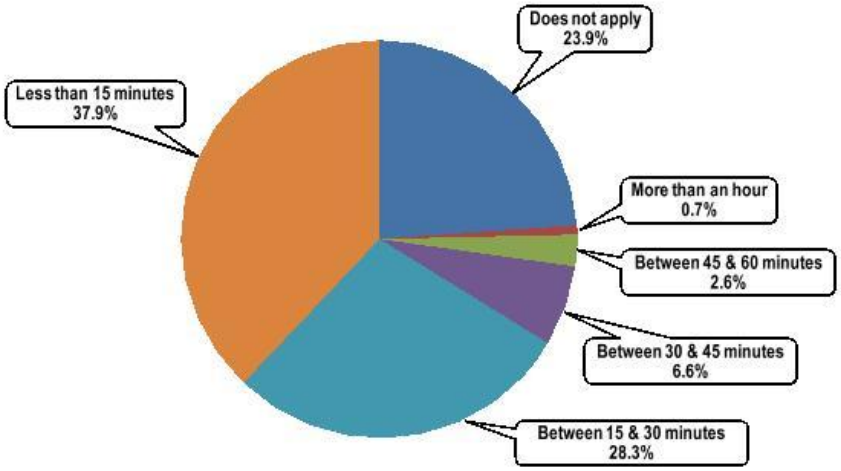
Question 11 – Which of the following is your primary mode of transportation?

Percent Who Selected

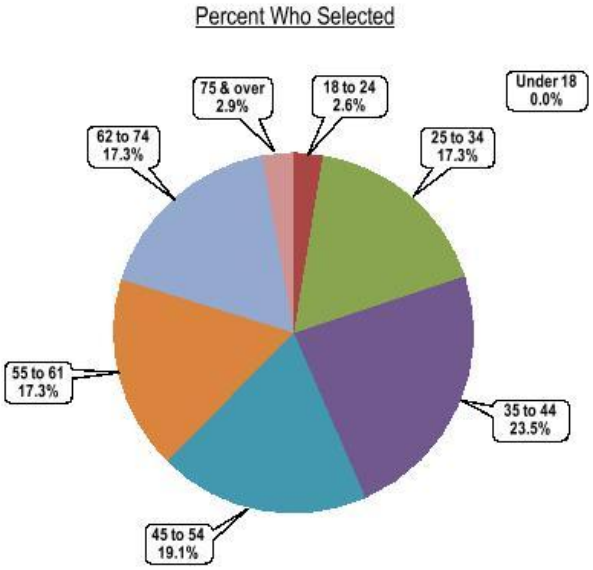


Question 12 – What is your average one-way commute time to work?

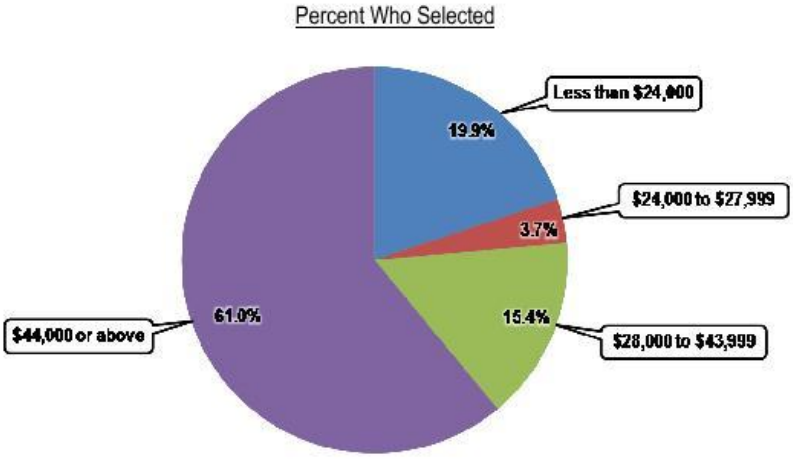
Percent Who Selected



Question 13 – Which is your age group?



Question 14 – Please select the income range that most accurately reflects your total household income.



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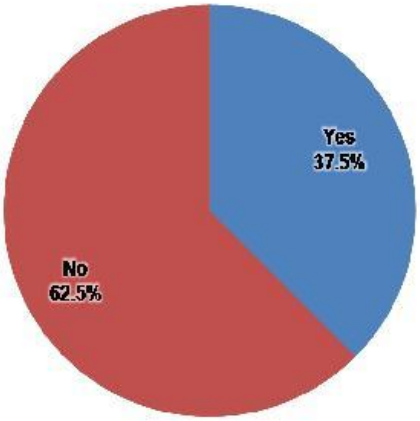
Question 15 – The U.S. Census Bureau considers the following to be minority groups:

Alaska Native	**Hispanic or Latino**
American Indian	**Native Hawaiian**
Asian Black	**Pacific Islander**

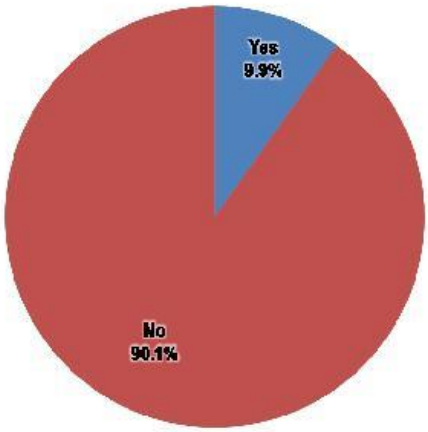
Are you a member of any of the groups listed above?

Percent Who Selected



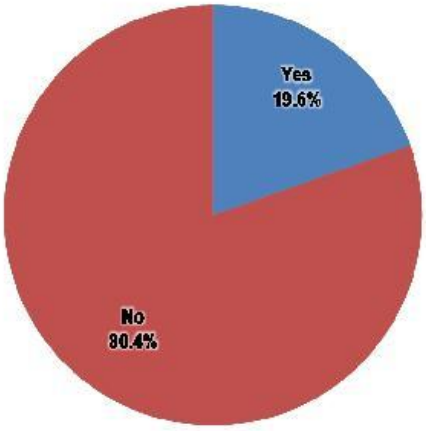
Question 16 – Is a language other than English spoken regularly in your household?

Percent Who Selected



Question 17 – Does anyone in your household have a disability? According to the Census Bureau, disability exists where an individual has limitations of activities that restrict full participation at school, at work, at home, or in the community.

Percent Who Selected



Question 18 – What additional comments would you like to provide?

Responses

I've lived in the Jonesboro Scott Community for 65 yrs. Most people on my street have lived in their homes for over 50 yrs. We need to improve cleanup and drug & crime rate.
Jonesboro Scott Park area is a real nasty neighborhood. Needs much improvement.
Long Term Shelter for one who have no where else to go
IT WOULD BE GREAT IF MORE INFLUENTIAL INDIVIDUALS IN THE GREENSBORO POLITICAL ARENA SHOWED MORE INTEREST IN THE LESS FORTUNATE AND DISADVANTAGE. THEY INVEST MORE IN SPORTS, ENTERTAINMENT AND NON-FACTORIAL THINGS THAN THEY DO IN THE PEOPLE. THE BEST INVESTMENT ANYONE CAN MAKE IS IN PEOPLE. WE ARE GREENSBORO, AND WE REPRESENT IT'S INFRASTRUCTURE. THEY SPEND MILLIONS ON A JAIL AND SEEM TO CARE NOTHING ABOUT DOING WHAT IS SO VITALLY NECESSARY TO PUSH PEOPLE INTO PROSPERITY RATHER THAN PRISON.
most important affordable Housing
help homeless people they need help.
City should require PEH to allocate more of the City ESG dollars to emergency homeless family shelter. Singular emphaisis on Rapid Rehousing has caused us to be dismissive of need for additional emergency shelter. The Rapid Rehousing "evangelists" have even suggested that emergency shelter is an impediment to successfully moving from homelessness, such idiocy..

City should provide more funds to build affordable rental housing and that would help all populations including homeless families and persons

as recent reports indicate, the City needs to fund more affordable rental properties as that will alleviate many of the problems in the City.

The City needs to put more money into building affordable rental housing. That would help address one of the most critical needs in the City and by providing modern, safe, affordable rentals would assist directly with the homeless persons and families.

The city needs more streetlights. We recently moved here from out of state and we are amazed at the lack of streetlights and how dark the streets are

Would like to have a classification of older working professional classified as a "minority".

Thank you for asking!

We have waited 10 years for you to pave our messed up street. But you can provide police for stupid ball games all summer. Get it together, Greensboro.

Don't forget to fund City Arts. People suggest moving to different cities and my question is always "Do they have an orchestra?" Greensboro's City Arts programs have kept me her for 22 years.

More effort needs to be put into rehabilitating older homes and making them available to people with limited incomes. Absentee landlords need to take more responsibility for maintaining buildings.

I entered "Does Not Apply" on the commute question because I telecommute/work from home using the internet (for an org in RTP). An additional factor that I consider very important to the quality of life in Greensboro is quality, affordable broadband connectivity, which allows folks like me many additional job and educational opportunities without having to move away.

Greensboro needs to have a much better economic development program as the last 20 years it has been lacking.

I'd like to see the city limit urban sprawl, and instead, fix up existing housing and business related buildings.

We need to do all we can so others may have dignity + hope.

Its very hard for a single mother with one job to be able to find a good place to stay that is not way out of your price range. And if you do find something with a bad background they still wont accept you so it leaves you with no place to turn but the cold streets.

More funding for mental health is needed.

The constitution, The Bill of Rights, and the Federalist Papers make no mention of equality of outcomes. The education gap is a product of the immediate family not the quality of the schools and teachers. The top ten percent of income earners pay forty percent of taxes. the bottom fifty percent pay zero taxes. Socialism does not work

Would like to see more financial capability in community.

We need real affordable homes and we need them in good neighborhoods

All of the services in greensboro are so territorial and divided, the people in need cannot access them

People with felonyies on their back ground should be given an equal chance to be hired for a job. Pending charges should not decide whether you are uneligible to work.

I do not live in Greensboro.

Economic development is essential.

Greensboro has long been thought of as a low class city, and I for one, would like to see that change. The city layout is confusing with streets that wander from a downtown filled with bars and low class establishments (and lined with prostitutes at night) to run down buildings and lower class businesses littered with trash. The outlying neighborhoods alao leave a lot to be desired. There seem to be few rules or regulations in place or that are enforced. Greensboro is losing a great deal of business to Burlington and now High Point because of this.

Better, higher paying jobs are needed, as well as expanded bus routes.

Bus Transportation is very limiting to provide economic growth ---- Greensboro provides Flintstones Public Transportation in a Jetsons World --- an hour bus ride plus transfer for a 5 minute car ride ...

Helping mother-in-law in 27407 recovering from serious illness.

Oppose bill 36 / Trudy Wade. Streetscape downtown Elm St.

Totally disagree w/ efforts of Trudy Wade to re-district for white privilege. Am grateful for improvements/reduction in drugs/prostitution in our neighborhood.

Thank you for let us play a part in this survey!!

I Need Housing My Name Is [name redacted] a I am Homeless Please Help Me if You Cant Dental.

to hire people witth crimalece wreck

More homeless shelters are needed with less or no time limits. Everyone should be able to stay Dec 1 - March 31 regardless of any other stay during the year. Also Dec 1 - March 31 should not be counted as a stayed time.

Alcoholism should be more addressed as an disability

Target funds to create more housing choices within walking distance of bus routes, jobs and schools.

Although I am retired, I have gone through all the answers I have given. In addition, although I am retired I worked with refugees for 25 years and just closed my office last year. To this date I am still receiving calls from refugees asking for help. Some of them I know and a few that call me and have received my phone number through word of mouth. Everyone needs help in some fashion/ Last as far as redevelopmwnt is concerned... I hope that monies are not used to tear down neighborhoods and destroy what could have been saved.

Although I don't think it ranks as a "top 3" issue, "continuous sidewalks leading to a destination" and/or bike lanes leading to a destination should be given a higher priority. Greensboro is a really pedestrian / bike unfriendly city.

City of Greensboro needs to stop wasting money on special interest projects that will loose money and increase spending on helping people to go from living in homeless shelters or on the street to living in an affordable dwelling. Become a compassinate city instead of money hungry. Truly start community gardens that are sustainable year round.

I only found out about this process by accident through a flyer at the library. It seems important, and should probably be advertised better through Public Service Announcements on local radio and TV stations. One month to collect input from the survey does not seem like long enough to get a representative sample.

Prior to relocating to Greensboro from larger urban cities both in and outside of North Carolina, I thought "Where the Sidewalk Ends" was just a funny book title. However, the lack of a continuous sidewalk system often impacts my decision to walk the dog or go to the grocery store, library, etc. as I was able to do when living in other cities, and it makes it impossible for me to walk with my daughter who is wheelchair- bound, unless we drive to Country Park. Driving to another part of the city in order to walk is a ridiculous conundrum for a resident in a 21st-century urban area. A former co-worker who had relocated from Denmark was appalled that he could not simply walk his daughter to school as he had been accustomed to doing. The lack of sidewalks also greatly impacts the capacity of public transportation as they are mutually dependents parts of urban infrastructure.

The City of Greensboro need to explore avenues to better integrate the refugee and immigrant communities. There are potentials in these communities but they are marginalized.

The hardest part for our family is that while we make a relatively decent income, we have a lot of student loan debt. When I look at other cities, I feel like we are not getting a lot for what we are paying for. Greensboro is just as expensive as Charleston or other tourist destinations. We pay almost as much in PART TIME daycare as we do in rent. Fulltime daycare cost more than our rent. If you want to live in a safe neighborhood, you pay a ridiculous amount of rent. We are strongly considering leaving Greensboro and possibly North Carolina in order to find somewhere more affordable to live. However, we do love Greensboro and we would hate to leave.

Affordable necessities (child care, transportation, access to quality food, medical/mental health care and safe housing) and living wage jobs and job training for low income residents must be provided for the health of Greensboro. A city is only as good as it treats its most vulnerable citizens.

Thank you for your hard work on behalf of Greensboro.

None for now. I liked giving input for your use.

Create more opportunities for immigrants.

The inequality levels in the City of Greensboro have been rising and continue to do so. It is of upmost importance to adress this issue in an equitable way, meeting the needs of the residents of low income areas in order to develope these neighborhoods. Equal access to jobs, healthcare services, and food are a MUST!

this survey is terrible, making people rank 100 things that are all important is senseless! atleast select a few and rank those individually. this survey did represent the city needs and as always was skewed towards one department's goal, not to what would make this city better overall.

Thank you!

I know several families with proven history of paying rent between $750 to $1,000 without any issue of late or failure of payment. Yet, due to layoffs, bad credit or some emergency that happen in there life, there credit will not allow them to get a loan for a home that would be in the same monthly price range as the rent they are paying. Even with FHA, VA or other programs, their credit prevent them from getting a loan (example) of $825 monthly, when they have been paying $850 in rent for the last five years.

The city will benefit from assisting people in obtaining the basics of life: food, clothing, shelter. The focus of the programs should be on developing self-reliance and skills that will help people earn a living wage. Additionally, youth programs that are accessible & affordable are greatly needed, as well. The city must make steps to bridge gaps between communities to come up with creative solutions to stem the tide of the poverty that is taking over some parts of our city. It troubles me that the poverty rate is growing at such a fast rate that it's made national news.

Community based services for adults with disabilities are minimal and difficult to access/navigate; many aging parents have aging adult children with disabilities at home and cannot find support; mental health services for children, teens, adults and families are minimal and difficult to access, esp. for families on Medicaid- some doctors practices in Greensboro refuse to see Medicaid patients - such as Eagle Physicians in Lake Jeanette

Greensboro has an opportunity to be a city that attempts to lessen the road blocks for the most vulnerable in our city. We absolutely have a problem with widespread generational poverty. It will take those with power to change that story.

Greensboro needs better public transportation that comes more frequently and is not in a hub-and-spoke layout.

Greensboro also needs to support businesses coming here that will pay people who live here living wage, especially people who do not have more than a high school diploma. You should not need a college education to have what a basic living wage affords you. Instead of seeking businesses that will create a lot of low-paying jobs that do not contribute to the tax base or pay our residents what they need, we should focus on supporting the growth of businesses that support Greensboro's residents."

I do not fall into a disadvantaged category and I still find it difficult to locate affordable housing when taking into consideration student loan debt. It seems to me that Greensboro can retain young professionals who have large student debt and other financial obligations by increasing affordable, safe housing options. I have already started to look for positions in other states so I can have a decent livelihood while I pay off my student loans. Greensboro is a great city and I hope it can be a place for young people and new professionals to settle down but that happens not to be the case for me.

How can one see the results of this survey?

Greensboro needs to put more priority on completing long-term neighborhood projects, such as Willow Oaks, Phillips Avenue, and Ole Asheboro. If the City can put together community partnerships for entertainment venues, they should put equal priority on creating the incentives necessary to complete these neighborhood reinvestment projects that were promised to residents decades ago.

You asked more questions about me than about what I think Greensboro needs to focus on. First, get all realtors off City Council- obvious conflict of interest especially when rezoning requests end up there. Stop giving money to the International Civil a Rights Museum. Pay more attention to East Greensboro which has been languishing for decades. Get bus shelters and buy smaller busses as they are always half empty. We need affordable Heath and dental services.

Housing, jobs, transit, food and education should be the city's top priorities. Other cities in NC growing at similar rates such as Durham and Charlotte spent much more on their police forces, which led to blighted and over-policed community. If we, in Greensboro, focus on ending poverty, housing issues and food insecurity specifically, the need for bloated police budgets will lessened and the city more wholesome.

I would like to see the city focus economic development activities and funding on building up local cooperative businesses. The Renaissance Community Co-op is a perfect example of the kind of economic development that will revitalize communities by putting them in control of their own development. I also know that worker cooperatives are being used in other areas of the country to build more resilient local economies. Instead of using tax-payer dollars to lure outside companies to Greensboro, we should use these funds to help grow local cooperatively-owned businesses.

My answers to a number of the questions on this survey could be misinterpreted to mean that i don't feel there is a community problem with, for example, low income housing here. There IS a problem for low income folks to find good inexpensive housing. I believe however that the solutions that work most inadequately are those provided by public resources For example low income housing like Ray Warren Homes in Greensboro does NOT hold a candle to the clean, inexpensive, well-maintained homes provided in the hundreds in recent years by Habitat for Humanity.

Services for the homeless should focus on permanent housing and services to help support households reach stability.

please finish the greenway!

The city does not need to provide direct services for all of the needs. Non-profits and other agencies do some of this. The city's role is to bring grants and other resources to the city and develop a fair process for distribution to agencies who have good systems, best practices, capacity to deliver some of the services identified to meet human needs.

City needs to focus on infrastructure, environment, systems that increase capacity, quality of life, access, and promote good will, safety, and wellbeing for all of residents."

I believe this survey, if used properly, to be a much needed aspect to build and/or maintain the upward economic, educational, and stability for all citizens in the City of Greensboro.

Greensboro has so much to offer the citizens of the community. It is heartening to see so many families, people out walking and riding the bike paths on a sunny Sunday afternoon. It is energizing to see so many people walking around downtown, enjoying the POTENTIAL of a place to gather and socialize. It is evident that the biggest hurdle for Greensboro is the need to ""spread the wealth""--focus on building MORE opportunities for SAFE places to eat, gather, walk, ride, shop. Move away from the Friendly shopping center --focus on all the empty storefronts downtown, build more lighting in neighborhoods, sidewalks in neighborhoods, SOLVE the home break in crimes, put more money into centers/spaces where people gather like the Public Library.

Thank you Greensboro! So much to offer---and so fortunate to live here!"

This wonderful City has an abundance of resources to help our neighbors in need but what is most helpful is having a place to go and map out a plan for your family's success. Rent assistance is great, but knowing how to avoid that need in the future is better. Personal responsibility is also important- The work at the Women's Resource Center is based on empowering women to lead their families through difficult times.

All of the needs in the city could be improved. there will never be enough money to achieve excellence in all arrears. However, people need to take more responsibility for themselves. Lack of responsibility for ones self and family is the biggest problem in our community and the Country.

Greeensboro needs a master development plan. The current method of development will lead to a city with growth problems like Charlotte/Atlanta.

We need lots more better paying jobs.

A demographic was missed on the question asking about types of people who have a hard time finding affordable housing. Single adults with children (particularly female headed), are the largest demographic in Greensboro who have problems, such as affordable/quality child care, rental options, and just generally have a hard time all around.

The city needs to get a handle on sprawl. Council members who often happen to be business people, cave to poorly thought out neighborhoods, new developments.

Can't stress enough the importance of preserving historical buildings and eliminating the influence of developers on the city council and groups such as Downtown inc. Improve the parks and get going on the rail to trail now that chandler is gone.

Do less for illegal mexicans.

Greensboro has so many needs it is difficult to identify which of them is the most important. We used to have an excellent educational system but this is no longer the case. It is time to be willing to raise some taxes and spend some money to bring us back to be the great community that we once were.

I do believe that when people are safely housed and well educated, and when population increase is modest, then many other social concerns are more easily managed by communities. Thank you.

The City of Greensboro needs to stop depending on the Greensboro Housing Authority for providing housing and supportive services. The have failed in their mission !!! They are a private company that is contradicting in purpose and actual production. There are other organizations that should be given the opportunity to to receive funding from the City of Greensboro and provide services.

I think the City needs to have programs that offer resources to repair and preserve older homes rather than demolishing them. The Glenwood Neighborhood, one of the oldest in the City is being demolished and there needs to be a community solution and a moratorium on demolitions. Creating vacant lots does not build community. Allowing junk houses on vacant lots lowers the value of the homes currently owned and occupied. Condemnations on homes are a mark against a neighborhood and prevents people from wanting to rent or buy in that area.

Planning Board Public Hearing on Community Needs – March 9, 2015:

Luther Falls, Jr. – Stated that he has been happy to see development in the Bingham Street area, and to see the cooperation between agencies to address homelessness in the city. He reiterated how important it was for the City to see that affordable housing is available for everyone.

Beth McKee-Huger – Presented a summary of the initiatives and reviews to address the enormous need for fair, healthy and affordable housing. She stated it was encouraging to see the new partnerships forming to address these issues. Written comments appended.

Fair, Healthy, Affordable Housing

In Greensboro there is growing recognition that, with increasing poverty, the gap is widening between what many people can afford and the actual cost of housing, making it very difficult for people who are homeless to move into homes. Sixty-two percent of the 19,540 extremely low income households are paying more than half of their meager incomes for rent or mortgage. When they get behind, they lose their homes and owners do not have the money to maintain housing in safe condition. With growing concern about homelessness and consensus about the urgency of decent housing, many groups are forming new partnerships for public and private investment in solutions. This framework offers ways to integrate these for maximum impact:

Accessing housing for people who have become homeless:

- *Helping people move from homelessness to housing*: individuals and families who have lost housing may become chronically or repeatedly homeless. Depending on the level of trauma and dysfunction, they may require help accessing rental housing and rental assistance, case management, mental health services, or employment services to regain stability, but Housing First and Rapid Re-Housing are less costly in dollars and suffering than leaving them homeless. Private funding for services and part of the rental costs; Emergency Solutions Grant for part of rental costs; some city funds for rent vouchers.
- *Coordinating emergency housing*: people in housing crisis may call many organizations in search of assistance, telling their stories repeatedly and getting inconsistent answers, without getting the help they need. A county-wide Coordinated Intake System is being planned to provide one point of information to help them find immediate places with family, friends, or shelters as they take steps towards permanent housing. Private funding for first phase, to start soon; possibly city funding for part of full program?
- *Pairing housing and workforce development*: completing job training may be difficult without stable housing, while paying rent may be impossible without a job. A new proposal for temporary rental supplements during training would allow successful graduation and employment that pays enough to afford market rent. City funding for rent vouchers.

Preventing housing loss:

- *Counseling to prevent foreclosure and eviction*: homeowners and renters are in crisis when they face losing their homes. Knowledgeable and compassionate housing counselors listen to housing goals, discuss barriers and strengths, review budgets, advocate with mortgage lenders or landlords, and develop plans for stabilizing housing to resolve the problems so they can keep a place to live. City funding for Housing Hotline, HUD funding for housing counseling agencies.
- *Facilitating cooperation between landlords and tenants*: landlords may fail their responsibility for maintaining safe housing and tenants may fail to pay rent or may damage the home. Counselors advise both about fulfilling their obligations; the Landlord Tenant Partnership (LLTP) can help low-income landlords pay for repairs or tenants catch up rent. Private funding for paying rental arrears and deposits for tenants moving; city funding for deposits for residents moving from housing with code violations.

Preserving housing in safe and healthy condition:

- *Achieving compliance with Minimum Housing Standards*: all housing is required to meet safety codes. Inspectors in Greensboro, High Point, and unincorporated Guilford County enforce compliance. Private funding for interpreters to facilitate communication between inspectors and residents who do not speak English; code enforcement is core city function.
- *Promoting housing quality in subsidized housing*: Greensboro Housing Authority does Housing Quality Standard (HQS) inspections of units subsidized by vouchers. Private funding of HQS inspections of housing units for Rapid Re-Housing and Landlord-Tenant Partnership; federal funding of inspections for GHA vouchers.
- *Expanding repair resources for homeowners:* Homeowners with limited income often cannot afford preventive maintenance, causing health risks to escalate. The city and Community Housing Solutions make repairs to preserve housing. Some private funding for home repairs (Mayor nominated home repair

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project for major funding opportunity through Wells-Fargo); city funding for housing repairs, some state funding.

- *Identifying health risks in housing*: residents and owners are often unaware of the likelihood of injuries or illness from housing conditions. Health and social service professionals who visit homes can note potential risks and refer for a comprehensive assessment that rates the likelihood and severity of harm. Each organization visiting homes uses its own funding streams for this work; county and state agencies visiting homes use public funds.
- *Making homes healthy*: painting over mold, sealing windows without attention to ventilation or fire escape, spraying toxic pesticides, or spreading lead paint dust can all increase health risks. Comprehensive repairs of the underlying causes of safety risks and cooperation between occupants and owners can make housing healthier and more sustainable. Property owners pay for repairs using safe and healthy work practices; city housing rehabilitation programs use safe and healthy work practices.
- *Raising up community leaders for healthy homes*: families living in substandard housing are often afraid to speak up about health risks or don't know the resources. Cottage Grove partners and Greensboro Housing Coalition's environmental justice work will offer leadership development so that community leaders can reach their more timid neighbors and collaborate with a broad range of medical and housing stakeholders to make housing healthy. Private donors and foundations are beginning to pay for this work; federal EPA funding in neighborhoods with high rates of asthma hospitalizations; city funding needed to address housing, transportation, and infrastructure in these neighborhoods.

Expanding housing choices available to those with limited income:

- *Developing new housing affordable to lowest income households:* there is only enough subsidized housing for 25% of poverty-level households in Guilford County. The Federal Housing Finance Agency just announced that it will provide resources for the development of housing affordable to the most vulnerable. Private investors develop new housing; city funding necessary to leverage state and federal subsidies to bring housing costs low enough for poverty-level residents.
- *Taking action for addressing deteriorating housing*: too many vacant housing units are fire hazards and attract crime due to negligence by current owners, endangering their neighbors. Greensboro and High Point teams have been selected for a workshop to be held at Harvard Law to explore strategies, such as legal action to prompt owners to sell for a realistic price so that houses and apartments can be restored for occupancy. Greensboro team will recommend legal action and financial resources necessary to address blight.
- *Restoring vacant or deteriorating housing through purchase/rehab*: fresh paint over rotten wood is not adequate but quality repairs of safety and health risks may raise rent or mortgage beyond the level affordable to those with limited income. Loans and grants allow investors to rehabilitate for rentals and homeownership, yet keep these affordable. Private investment; city incentives.

Measuring progress towards our goals:

- *Compiling and analyzing data about housing options and needs*: without reliable information about the availability, affordability, location, and condition of housing units—and about the number of people in need—we cannot quantify the additional housing options needed for preventing and ending homelessness. We need to collect, map, and analyze this data to measure progress. Some private funding for data collection; UNCG has just started a Center for Housing and Community Studies.

Building consensus for investment:

- *Investing in goal and plan*: short-term fragmented responses often do not address underlying problems and may have unintended consequences but making long-term investments and broad changes in housing policies and practices is difficult. Individuals and organizations that are directly and indirectly affected by housing problems are discussing the wide variety of solutions and putting their influence towards the goal of ending homelessness. Growing interest among individuals and private organizations in a comprehensive response to housing problems; Consolidated Plan process provides for community input and city council adoption of a comprehensive plan.

Planning Board Public Hearing on Draft Consolidated Plan & Annual Action Plan – April 15, 2015:

David Levy – Continue to provide affordable housing. Plan activities need to be further defined - focus on rental housing needs; cost burden for very low income renter versus owner households. How much weight was the survey given, in developing the recommendations of the plan, specifically with regard to the question that asked how respondents would to allocate $100 among various types of a federally funded projects – IE what is the most important? Housing didn't appear in both at the same rate; and the survey didn't seem to be well publicized; didn't receive additional notices about the meetings; doesn't seem to have the meetings described and all input received.

Luther Falls, Jr. – Agree with point about publicity of the survey, when looking for input. Some people weren't aware and might have participated if informed. Important to provide opportunities for direct input by disadvantaged households not already heard. Need safe places to raise families. Willing to assist in any way. Do what is best for all citizens of Greensboro.

Beth McKee-Huger – Draft Consolidated Plan and Draft Annual Action Plan are not specific enough about what strategies are to be used to reach the goals. Not detailed about how to get there from here. Feeding that in during the public comment period, final plan should have more details regarding the strategies and activities in the annual plan, and public comments reflected in the final plan.

Notes for ConPlan first draft (maybe these are corrected in update):

Pages 9-17: lots of agency types and sections of the plan are listed under GHA but doesn't really say what will result from consultation with GHA about these. Similar questions about "technical team" and consultation with other agencies.

Page 23: in the table with demographics, the 2000 population looks like Greensboro and 2011 might be consortium; the household comparison might be Greensboro?

Pages 24-27: are these the number of households in the consortium for each income level or for Greensboro?

Page 28: first paragraph said that housing problems have improved. Does this mean problems increased or that they were resolved? With growing poverty and rising housing costs, the rest of the information looks like the number of households with problems increased.

Comparing the total number of households at each income level (pages 24-27) with the housing units affordable at 30%, 50%, 80%, it looks like there is a tremendous gap at the 30% level but small surplus in affordable units at the 50% level and large surplus at the 80% level.

Page 50: will GHA lose any subsidized units under RAD?

Barriers to affordable housing are very helpful (pages 62, 93, 116) but not addressed in the strategies.

Promise Zones are mentioned (pages 67, 96) but no explanation of how this would relate to the ConPlan.

Monitoring mentioned (pages 97, 103, 111, 112) but no benchmarks to be measured against.

Page 77 mentions that SP 46 is about "other goals" but no SP 46 in draft.

Page 80: in the five years, the consortium will receive over $16 million (less the $2 million in Section 108 loan repayments), so this represents significant resources.

Page 83: everything is listed in the "jurisdiction"; is this City of Greensboro or whole consortium?

Page 88 all the outcomes are listed in the target areas but RFP encourages new construction in opportunity areas; nothing in the needs and funding columns.

Page 93 mentions parcels owned by the city to be used to further ConPlan goals but does not say where these are or how they can be used.

Responses to Beth McKee-Huger Public Comments

2015-2019 Consolidated Plan Draft

- Pages 9-17 (updated pgs 10-22): lots of agency types and sections of the plan are listed under GHA but doesn't really say what will result from consultation with GHA about these. Similar questions about "technical team" and consultation with other agencies.

  RESPONSE: We can add language in "anticipated outcomes of the consultation" sections to include more specific and direct language on anticipated results from the consultations. We would need to do it for all agencies and it will not be seen by Council at the May 5th meeting. The Plan alludes to the consultation in other areas and explains how it creates a more diverse response group.

- Page 23 (updated pg 30): in the table with demographics, the 2000 population looks like Greensboro and 2011 might be consortium; the household comparison might be Greensboro?

  RESPONSE: All figures in these tables represent the Consortium unless otherwise noted.

- Pages 24-27 (updated pgs 31-34): are these the number of households in the consortium for each income level or for Greensboro?

  RESPONSE: All figures in these tables represent the Consortium unless otherwise noted.

- Page 28: first paragraph said that housing problems have improved. Does this mean problems increased or that they were resolved? With growing poverty and rising housing costs, the rest of the information looks like the number of households with problems increased.

  Comparing the total number of households at each income level (pages 24-27) with the housing units affordable at 30%, 50%, 80%, it looks like there is a tremendous gap at the 30% level but small surplus in affordable units at the 50% level and large surplus at the 80% level.

  RESPONSE: I am unable to find a reference point in the Con Plan for the original question/statement regarding "housing programs have improved". This portion may have been removed or edited since the last version.

- Page 50: will GHA lose any subsidized units under RAD?

  RESPONSE: The City of Greensboro staff cannot answer that question specifically. GHA gave no information or indication that subsidized units would decrease under RAD. We can submit an inquiry to GHA if needed.

- Barriers to affordable housing are very helpful (pages 62, 93, 116) but not addressed in the strategies.

  RESPONSE: Cannot determine to what strategies you are referring. It seems all strategies have been finalized and explained in further detail since the last version of the Plan.

- Promise Zones are mentioned (pages 67, 96) but no explanation of how this would relate to the ConPlan.

  RESPONSE: Page 23 says the 6 goals of the promise zone plan align with the overarching goals of the Con Plan. Page 83 alludes to promise zones as being a development initiative that could be coordinated with the Con Plan. Page 123 states that advancing the proposed promise zone plan can be used as an anti-poverty strategy.

- Monitoring mentioned (pages 97, 103, 111, 112) but no benchmarks to be measured against.

  RESPONSE: Monitoring section (SP-80) begins on page 124. The CAPER is the ultimate benchmark tool for measuring outcomes and monitoring past year activities and accomplishments. The CAPER is submitted annually at the end of September.

- Page 77 mentions that SP 46 is about "other goals" but no SP 46 in draft.

  RESPONSE: SP-46 is a sub table in our IDIS reporting system that doesn't appear in the draft. The page reference can be removed from page 86.

- Page 80: in the five years, the consortium will receive over $16 million (less the $2 million in Section 108 loan repayments), so this represents significant resources.

  RESPONSE: Correct.

- Page 83: everything is listed in the "jurisdiction"; is this City of Greensboro or whole consortium?

  RESPONSE: "Jurisdiction" was selected from a series of pre-determined geographic areas that included nation, state, region, colonias. It refers to the related jurisdiction of each responsible entity.

- Page 88 all the outcomes are listed in the target area but RFP encourages new construction in opportunity areas; nothing in the needs and funding columns.

  RESPONSE: Beginning page 113. Target areas had to be selected as sites that are already eligible to receive funding and development. The city will pursue development in opportunity areas as well. The needs and funding columns are complete in the current form of the Plan.

- Page 93 mentions parcels owned by the city to be used to further ConPlan goals but does not say where these are or how they can be used.

  RESPONSE: The parcels are in various locations throughout the designated targeted areas and can be used for a range of potential uses.

1) Section PR-10 – Table 2 looks the way it does because of the way the form for entering information into IDIS is structured. For each agency consulted with, a series of check boxes is presented for each sub-row, as follows:

Agency/Group/Organization Type

- ❑ Housing
- ❑ PHA
- ❑ Services - Housing
- ❑ Services-Children
- ❑ Services-Elderly Persons
- ❑ Services-Persons with Disabilities
- ❑ Services-Persons with HIV/AIDS
- ❑ Services-Victims of Domestic Violence
- ❑ Services-homeless
- ❑ Services-Health
- ❑ Services-Education
- ❑ Services-Employment
- ❑ Service-Fair Housing
- ❑ Services - Victims
- ❑ Health Agency
- ❑ Child Welfare Agency
- ❑ Publicly Funded Institution/System of Care info
- ❑ Other government - Federal
- ❑ Other government - State
- ❑ Other government - County
- ❑ Other government - Local
- ❑ Regional organization
- ❑ Planning organization
- ❑ Business Leaders
- ❑ Civic Leaders
- ❑ Business and Civic Leaders
- ❑ Other [ ] (only one "Other" entry of limited character-length permitted)

Optional Designation(s)

- ❑ Community Development Financial Institution
- ❑ Foundation
- ❑ Grantee Department
- ❑ Major Employer
- ❑ Neighborhood Organization
- ❑ Private Sector Banking / Financing

What section of the Plan was addressed by Consultation?

- ❑ Housing Need Assessment
- ❑ Public Housing Needs
- ❑ Homeless Needs - Chronically homeless
- ❑ Homeless Needs - Families with children
- ❑ Homelessness Needs - Veterans
- ❑ Homelessness Needs - Unaccompanied youth
- ❑ Homelessness Strategy
- ❑ Non-Homeless Special Needs
- ❑ HOPWA Strategy
- ❑ Market Analysis
- ❑ Economic Development
- ❑ Lead-based Paint Strategy
- ❑ Anti-poverty Strategy
- ❑ Other [ ] (only one "Other" entry of limited character-length permitted)

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Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
(this is the only free-form text entry for agency consultation)

For most of the agencies consulted, the means of consultation was through invitation to participate on the Technical Team. The agencies that accepted the invitation are denoted as having participated, while others are denoted as simply having been invited. The anticipated outcomes of the Technical Team were 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;
- assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and
- help publicize the Consolidated Plan process, in order to engage as many people as possible.

2) Section NA-10 - The data in this table was pre-populated by IDIS. Unfortunately, this data appears to be defective. Although as Caitlin points out, the response that we received from HUD is that this data is *supposed to* reflect Consortium-wide figures for 2000 and 2011 respectively, the numbers do not match any known data year for the Consortium (or for the City of Greensboro or Guilford County, for that matter). We will base our efforts on actual verifiable data from the Census Bureau, rather than on the defective data supplied through IDIS.

3) Section NA-10 - Nothing to add.

4) Section NA-10 - Looks like you're referring to the response under "What are the most common housing problems?" on page 36 of the updated draft. The response here will be clarified to "The most common housing problem has been a lack of available affordable options throughout the region. Overall, the numbers of both renter and owner households in Greensboro and the Consortium that are affected by the identified housing problems of substandard housing, overcrowding, and cost burden, have decreased."

5) Sections NA-10 through NA-30 - Based on the data presented, I don't think it's possible to determine a meaningful assessment of "gap" or "surplus" since this data refers only to occupied units and the households occupying those units. No comparable information is available about un-occupied units.

6) Section MA-10 - Nothing to add.

7) Sections MA-40, SP-55, and AP-75 - Pages 93-94 (Section SP-55) list 22 individual strategies identified to address and resolve policy barriers to affordable housing. Each of those strategies is followed by a letter(s) corresponding to the barrier(s) addressed. Together, these strategies constitute the second Priority Need for implementation listed on page 69 (Section SP-05) and on page 77 (Section SP-25). Also, in Section SP-45 of the updated draft, each of the Goals lists the needs it addresses (this information hadn't been completed in the previous draft).

8) Sections MA-50 and SP-70 - Nothing to add.

9) Section SP-80 - Nothing to add.

10) Sections SP-25, SP-45 & SP46 - To clarify, the information about each goal gets entered into a table designated as SP-46 in IDIS, which then populates the table in SP-45, but when the narrative text in Section SP-25 was entered, we did not realize that SP-46 would not be directly exported from IDIS in the MS Word version of the document. As Caitlin explains, we'll remove the reference to SP-46.

11) Section SP-35 – Nothing to add.

12) Section SP-40 – Nothing to add.

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13) Section SP-45 – To further clarify, Section AP-50 (page 144) of the current draft, states "As existing commitments in City of Greensboro target areas are fulfilled, projects and activities will be focused 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."

14) Section SP-55 - Nothing to add.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Comments on the Draft Greensboro 2015-2019 Consolidated Plan and Draft Greensboro 2015-2016 Annual Action Plan, received from David Levy, May 5, 2015.

From: David Levy
Sent: Monday, May 04, 2015 7:34 PM
To: Blue, Cynthia; Sovich, Jeffrey
Subject: Consolidated Plan

On page 98 under Priority 1 in the Geographic Areas Affected, can you tell me what EMSA stands for and what is meant by the Consortium Area?

Thanks.

David B. Levy
Executive Director
Affordable Housing Management, Inc.
330 S. Greene Street, Suite B-11
336.273.0568 Ext. 131
Fax: 336.273.3975
dlevy@ahmi.org
www.ahmi.org

From: Sovich, Jeffrey
Sent: Tuesday, May 05, 2015 9:10 AM
To: David Levy; Blue, Cynthia
Cc: Cockburn, Hanna
Subject: RE: Consolidated Plan

David,

Thank you for your inquiry.

EMSA means Eligible Metropolitan Statistical Area (with respect to grant funding from the Housing Opportunities for Persons with AIDS program). The boundary of the Greensboro HOPWA EMSA is depicted on the map on page 56 of the plan (all of Guilford, Rockingham, and Randolph Counties).

Consortium Area means the geographic area within which funds for the HOME program are disbursed as a single unit by HUD. The boundary of the Greensboro / Guilford County / Burlington / Alamance County HOME Consortium area is depicted on the map on page 31 of the plan (Greensboro, unincorporated Guilford County, Burlington, and unincorporated Alamance County).

Please let me know if you have any additional questions.

Thank you,

Jeff Sovich, AICP
Neighborhood Planning Coordinator
Planning Department
City of Greensboro
300 West Washington Street
P.O. Box 3136, Greensboro, NC 27402-3136
Phone: 336-433-7264 Fax: 336-412-6315
www.greensboro-nc.gov

From: David Levy
Sent: Tuesday, May 05, 2015 9:26 AM
To: Sovich, Jeffrey; Blue, Cynthia
Cc: Cockburn, Hanna
Subject: RE: Consolidated Plan

Thanks for the quick response. I want to make sure I am interpreting this correctly and have a couple follow up questions:

On page 113 SP-45 Goals – Does Sort Order 1 mean that this is the highest priority?

Does the proposed Funding then indicate how much money is projected to be available to address increasing the supply of decent affordable housing by achieving the Goal Outcome Indicators?

Thanks.

From: Sovich, Jeffrey
Sent: Tuesday, May 05, 2015 9:41 AM
To: David Levy; Blue, Cynthia
Cc: Cockburn, Hanna
Subject: RE: Consolidated Plan

David,

1) No, we have not established a priority ranking for the Goals. The order in which they appear coincides with the order in which HUD's corresponding guidelines for consolidated planning are presented. The fields and field headings of this table, like all the tables in the ConPlan are pre-determined in the online IDIS template supplied by HUD.
2) The funding levels specified in this table for each of the 3 goals, represent conservative estimates (based on the FY 15-16 allocations) of the total funds anticipated to be available over the 5 year plan period, and distributed among those three goals, based on the Needs Addressed and the Geographic Areas served. The production numbers identified for the Goal Outcome Indicators represent estimated goals for the 5 year plan period, based on past performance and the total funds anticipated to be available.

Thank you,

Jeff

From: David Levy
Sent: Tuesday, May 05, 2015 9:47 AM
To: Sovich, Jeffrey; Blue, Cynthia
Cc: Cockburn, Hanna
Subject: RE: Consolidated Plan

Jeff, I think the plan is in pretty good shape and as indicated in prior discussions the plan sets the stage for further community/stake holders discussions of priorities, etc.

Thanks.

OMB Control No: 2506-0117 (exp. 07/31/2015)

thecommunityfoundation
of Greater Greensboro

May 5, 2015

Jeff Sovich
Neighborhood Planning Department
City of Greensboro
PO Box 3136
Greensboro, NC 27402-3136

Dear Jeff:

Thank you for seeking input from The Community Foundation's Housing Committee on the 2015-2019 Consolidated Plan. We are pleased to continue working in partnership with the City to provide affordable housing solutions for Greensboro residents. The successes of our partnership have demonstrated that together, we have the capacity to provide better housing opportunities to those in our community.

While we realize that information provided in the Consolidated Plan must fit into the constrained format provided by HUD for reporting purposes, we believe data included in the plan provides a solid basis to start the process of developing a comprehensive housing plan.

The goals outlined in the Consolidated Plan are clear, and succinctly capture the most important areas of housing need. We feel these goals outline fruitful areas of focus as we move forward toward a comprehensive, aspirational housing plan that reaches beyond HUD resources to achieve safe, decent, healthy housing for all in our community.

We look forward to continuing to partner with the City to identify our community's long-term goals while leveraging its assets to bridge the gaps to our aspirations.

Thank you for giving us the opportunity to review the Consolidated Plan. Please contact Program Officer, Kevin Lundy at klundy@cfgg.org or 336.379.3100 if you have any follow-up questions.

Sincerely,

Housing Committee
Community Foundation of Greater Greensboro

The Community Foundation of Greater Greensboro, Inc.
Foundation Place, 330 South Greene Street, Suite 100, Greensboro, NC 27401 | 336.379.9100 | www.cfgg.org

OMB Control No: 2506-0117 (exp. 07/31/2015)

City Council Public Hearing to Review and Adopt Consolidated Plan & Annual Action Plan, May 5, 2015

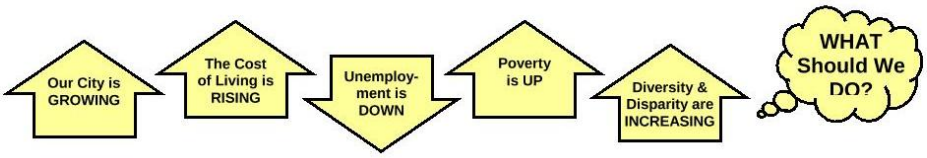
Comments from speakers during public hearing: None.

Grantee Unique Appendices

Advertisements, Notices, and Handouts

GREENSBORO

City of Greensboro
2015 - 2019 Consolidated Plan



Learn More and Tell Us Your Thoughts!

Public Meeting:
Wednesday, February 4th
Noon to 8:30 pm
Drop-in Any Time!

Cultural Arts Center
Board Room
200 North Davie Street
Downtown Greensboro

Join us to:

- Learn more about the Consolidated Plan
- Build your understanding of community needs in Greensboro
- Share your ideas about how the City can help meet those needs

Visit the Consolidated Plan webpage!

Learn more about this important planning effort!

Scan the code:

Or go to:
www.greensboro-nc.gov/ConPlanUpdate

Take the Public Needs Survey!

Tell us your perspective on Housing and Community Development needs in Greensboro!

Scan the code:

Or go to:
www.surveymonkey.com/s/Con_Plan_15

Contact us! **City of Greensboro Planning Department, PO Box 3136, Greensboro, NC 27402-3136**
(336) 373-2144 ConPlan@greensboro-nc.gov

OMB Control No: 2506-0117 (exp. 07/31/2015)

quick facts about

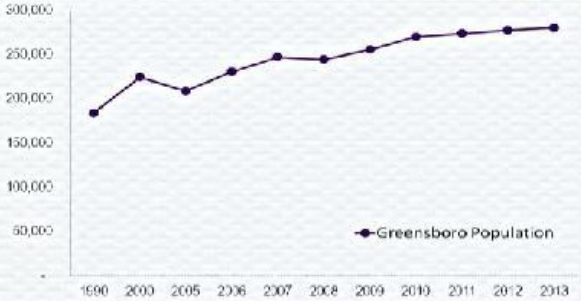
GREENSBORO

Produced for the 2015-2019 Consolidated Plan study

Our city is growing

-But growth is slowing down

-2013 population: 279,651



Unemployment is down but poverty is up

-Unemployment rates are decreasing, but still higher than a decade ago

-From 2012 to 2013, the percentage of persons with income below poverty level increased from 20.0% to 20.6%, a 3% jump

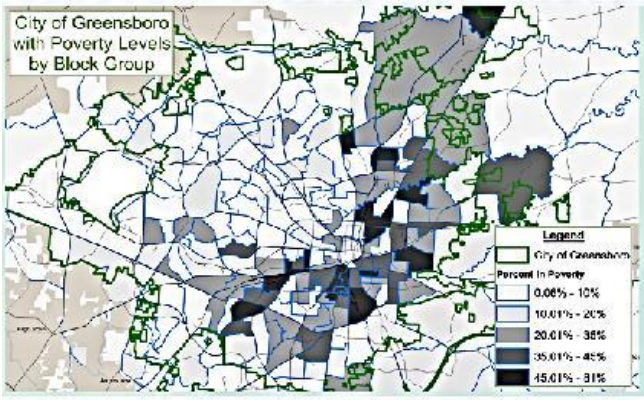
Poverty level - annual income of $11,490 or less (2013)

The cost of living is increasing

-Households with monthly housing rent above $1,000 increased by 260%

-Households with monthly housing rent below $500 decreased by 42%

-Since 2007, the median value of owner-occupied units increased by 8.6% to $155,300 in 2013



On the rise: diversity & disparity

-Majority of Greensboro's population is non-white

-East Greensboro has a 4.4% higher unemployment rate and median income is only 33% of the Citywide median

OMB Control No: 2506-0117 (exp. 07/31/2015)

Data Sheet for the 2015-2019 Consolidated Plan

Additional data to help inform and direct the update of the City of Greensboro's Consolidated Plan

Schools

- The Guilford County Schools (GCS) dropout rate is .86 lower than the state's percentage (2.15 GCS, 3.01 NC)
- GCS had a higher graduation rate than Charlotte, Durham, Forsyth, and Wake school systems (86.2% GCS 2013 graduation rate)
- 33% (38) of GCS schools are not meeting expected growth performance, while 21% (24) are exceeding expected growth performance
- 58.7% of students in GCS are enrolled in free and reduced lunch

Employment & Commuting Patterns

- In 2011, there were 840 fewer jobs in Greensboro than there were in 2002
- In 2011, there was a greater share of in-commuters to Greensboro than in 2002 (66.9% in 2011 vs. 60% in 2002)
- In 2011, there was a greater share of people living in Greensboro but working outside than in 2002 (46% in 2011 vs. 40.3% in 2002)
- In 2011, there were fewer people who both lived and worked in Greensboro than in 2002 (60,228 in 2011 vs. 73,202 in 2002)

Public Transportation

- Of the 1,389 people who travel to work using public transportation, 55% are below the poverty line
- The mean travel time to work for those using public transportation is 51.5 minutes, while those traveling alone by car is 23.2 minutes
- 80.9% of those taking public transportation to work live in renter-occupied units, compared to 34.4% of those driving alone to work
- The average wage of commuters who use public transportation in Guilford County is $12,141 - far lower than the State's average wage for commuters who use public transportation of $31,727

Interpreter services are available at no cost in accordance with Title VI.
(Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.)

From the Regional Fair Housing Assessment

- Between 2000 and 2010, real income in Greensboro decreased from $49,180 to $41,530, a decline of 15.6%
- Minorities in Greensboro tend to have larger families (82.3% of Hispanic families had 3 or more members, compared to 48% for White families)
- Compared to other cities in the Triad, Greensboro is the most segregated city overall
- Greensboro has 19 Census block groups that have poverty rates and minority concentrations sufficiently high enough to be classified as Racially Concentrated Areas of Poverty (RCAP)
- Greensboro's supply of housing that is affordable to lower-income residents is shrinking despite rising demand

From the East Greensboro Study Committee

- The average household size in East Greensboro is bigger than the Citywide average (2.48 compared to 2.31)
- The City's median estimated home value is 32% higher than East Greensboro's ($157,178 compared to $119,023)
- While the Citywide population is 40% Black, East Greensboro's population is 68% Black
- East Greensboro is younger than the rest of the City (31.6 compared to 33.5 median age)
- There are half as many college graduates in East Greensboro than Citywide (17% compared to 35%)

Sources for this document include: US Census Bureau American Community Survey and On the Map, ESRI Community Analyst, "Analysis of Impediments and Assessment of Fair Housing" November 2014, East Greensboro Study Committee, Guilford County Schools, NC Department of Public Instruction, and LocalLabs.org

Produced by the Greensboro Planning Department
"Promoting Quality Growth throughout Greensboro"
DGC January 2015

Graphics made using Piktochart

OMB Control No: 2506-0117 (exp. 07/31/2015)

Neighborhood Development Department
Planning Department
City of Greensboro

March 11, 2015

SUBJECT: Community Needs Public Hearing

Greensboro's Planning Board welcomes community input as the City develops the 2015-2019 Consolidated Plan and application for federal Dept. of Housing & Urban Development (HUD) funding. The City's application, the Annual Action Plan, reflects needs and strategies to be adopted in Greensboro's 2015-2019 Consolidated Plan. The Action Plan is Greensboro's application for grant funding under the following federal programs:

- Community Development Block Grant (CDBG)
- Home Investment Partnership Act (HOME grant)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA) grant.

The Consolidated Plan will include programs and projects proposed for the next 5 program years, from July 1, 2015 to June 30, 2019. Funding awarded under the Annual Plan application will enable the city's continued support of neighborhood revitalization, affordable housing development, Owner-Occupied Housing Rehabilitation, and services that address homelessness, including rapid re-housing, shelter operations, and housing information and referral. The City will submit the 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan to HUD on or before May 15, 2015. The first public hearing regarding the 2015-2016 Annual Plan application and community needs to be addressed by the 2015-2019 Consolidated Plan will be held as follows:

Greensboro Planning Board Meeting,
Wednesday March 18, 2015 – 4:00pm
City Council Chamber,
2nd Floor, Melvin Municipal Office Building
300 West Washington Street

Persons unable to attend the March 18, 2015 public hearing may submit written comments to: caitlin.warren@greensboro-nc.gov by 5:00 PM on Monday March 16, 2015. Comments may also be submitted via a Community Needs Survey, available online at:

https://www.surveymonkey.com/s/Con_Plan_15 OR:

Additional information about development of the 2015-2019 Consolidated Plan is available at: http://www.greensboro-nc.gov/ConPlanUpdate

PO Box 3136, Greensboro, NC 27402-3136 336-373-CITY (2489)

OMB Control No: 2506-0117 (exp. 07/31/2015)

The City of Greensboro Invites Public Input on the FY 2015/16 Application for Federal Dept. of Housing & Urban Development (HUD) Funding

Greensboro's Planning Board welcomes community input as the City develops the 2015-2019 Consolidated Plan and application for federal Dept. of Housing & Urban Development (HUD) funding. The city's application, the Annual Action Plan, reflects needs and strategies to be adopted in Greensboro's 2015-2019 Consolidated Plan. The Action Plan is Greensboro's application for grant funding under the following federal programs: the Community Development Block Grant (CDBG), the Home Investment Partnership Act (HOME grant), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) grant. The Consolidated Plan will include programs and projects proposed for the next 5 program years that run July 1, 2015-June 30, 2019. Funding awarded under the Annual Plan application will enable the city's continued support of neighborhood revitalization, affordable housing development, Owner-Occupied Housing Rehabilitation, and services that address homelessness, including rapid re-housing, shelter operations, and housing information and referral. The City will submit the 2015-2019 Consolidated Plan to HUD on or before May 15, 2015. Public Hearings on the 2015-2019 Consolidated Plan and 2015-2016 Annual Plan application will be held as follows:

Greensboro Planning Board Meeting, Wednesday March 18, 2015 – 4:00 PM, City Council Chambers, 2nd Floor, Melvin Municipal Office Building, 300 W. Washington Street

Greensboro City Council Meeting, Tuesday May 5, 2015 – 5:30 PM, Council Chambers

Persons unable to attend the March 18, 2015 public hearing may submit written comments to: caitlin.warren@greensboro-nc.gov by 5:00 PM on Monday March 16, 2015.

Persons requiring an interpreter or other services in order to participate in this public process should contact Linda Kirkman, Neighborhood Development Department 373-2349 (voice) or 333-6930 (TDD) Servicios de traducción disponibles en español. (Translation services available in Spanish.)

GREENSBORO

The City of Greensboro Invites Public Input on the FY 2015/16 Application for Federal Dept. of Housing & Urban Development (HUD) Funding

EQUAL HOUSING OPPORTUNITY

Greensboro's Planning Board welcomes community input as the City develops the 2015-2019 Consolidated Plan and application for federal Dept. of Housing & Urban Development (HUD) funding. The city's application, the Annual Action Plan, reflects needs and strategies to be adopted in Greensboro's 2015-2019 Consolidated Plan. The Action Plan is Greensboro's application for grant funding under the following federal programs:

- Community Development Block Grant (CDBG)
- Home Investment Partnership Act (HOME grant)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA) grant.

The Consolidated Plan will include programs and projects proposed for the next 5 program years that run July 1, 2015-June 30, 2019. Funding awarded under the Annual Plan application will enable the city's continued support of neighborhood revitalization, affordable housing development, Owner-Occupied Housing Rehabilitation, and services that address homelessness, including rapid re-housing, shelter operations, and housing information and referral. The City will submit the 2015-2019 Consolidated Plan to HUD on or before May 15, 2015. The first public hearing regarding the 2015-2016 Annual Plan application and community needs to be addressed by the 2015-2019 Consolidated Plan will be held as follows:

Greensboro Planning Board Meeting, Wednesday March 18, 2015 – 4:00 PM, City Council Chambers, 2nd Floor, Melvin Municipal Office Building, 300 W. Washington Street

Persons unable to attend the March 18, 2015 public hearing may submit written comments to: caitlin.warren@greensboro-nc.gov by 5:00 PM on Monday March 16, 2015.

Persons requiring an interpreter or other services in order to participate in this public process should contact Linda Kirkman, Neighborhood Development Department 373-2349 (voice) or 333-6930 (TDD) Servicios de traducción disponibles en español. (Translation services available in Spanish.)

OMB Control No: 2506-0117 (exp. 07/31/2015)

GREENSBORO

EQUAL HOUSING OPPORTUNITY

The City of Greensboro Invites Public Input on the FY 2015/16 Application for Federal Dept. of Housing & Urban Development (HUD) Funding and the 2015-2019 Consolidated Plan 5 Year Strategy for Funding

Greensboro's Planning Board welcomes community input as the city develops the FY 2015/16 application for federal Department of Housing & Urban Development (HUD) funding in conjunction with the 2015-2019 Consolidated Plan 5 year strategy for funding. The city's application, the Annual Action Plan, reflects needs and strategies adopted in the 5 Year Consolidated Plan. The Action Plan is Greensboro's application for grant funding under the following federal programs: the Community Development Block Grant (CDBG), the Home Investment Partnership Act (HOME grant), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) grant. The Action Plan will include programs and projects proposed for the program year that runs July 1, 2015-June 30, 2016. Funding awarded under the Annual Plan application will enable the city's continued support of a variety of activities including neighborhood revitalization, affordable housing development, the owner-occupied housing rehabilitation and services that address homelessness, including funding for rapid re-housing, shelter operations, and housing information and supportive services. The City of Greensboro will submit the FY15/16 Annual Plan to HUD on or before May 15, 2015. The public hearing on the FY 2015/16 Annual Plan application and the 2015-2019 5 Year Consolidated Plan will be held as follows:

Greensboro Planning Board Meeting, Wednesday April 15, 2015 – 4:00 PM, City Council Chambers, 2nd Floor, Melvin Municipal Office Building, 300 W. Washington Street

Persons unable to attend the April 15, 2015 public hearing may submit written comments to: caitlin.warren@greensboro-nc.gov by 5:00 PM on Monday April 13, 2015.

The draft 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan will be available for public review on April 9, 2015 at: www.greensboro-nc.gov/ConPlanUpdate. Persons requiring a hard copy may contact caitlin.warren@greensboro-nc.gov.

Persons requiring an interpreter or other services in order to participate in this public process should contact Linda Kirkman, Neighborhood Development Department 373-2349 (voice) or 333-6930 (TDD) Servicios de traducción disponibles en español. (Translation services available in Spanish.)

Published by
NEWS & RECORD, INC.
Greensboro, North Carolina

NORTH CAROLINA, GUILFORD COUNTY

AFFIDAVIT OF PUBLICATION

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared _____Jasmyn Alston_____ who being first duly sworn, deposes and says:

1. That she is _____ **Senior Account Executive Assistant**_____ of the Greensboro News & Record Inc., a corporation, engaged in the publication of newspapers known as the "News & Record", published, issued and entered as second class mail in the City of Greensboro in said County and State;
2. That he is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in the

NEWS & RECORD

on the following dates: _____**4/24/2015**_____

for __**$720.40**____ and placed through ___**4000022 City of GSO HCD** ____.

3. That the said newspaper (or newspapers) in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of General Statutes of North Carolina and was qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

This __27th _____ day of ___**April, 2015**_____

LEA ANNE LAMB
NOTARY PUBLIC
STATE OF NORTH CAROLINA
GUILFORD COUNTY
MY COMMISSION EXPIRES 06-15-19

Jasmyn Alston
Advertising Senior Account Executive Assistant

Sworn to and subscribed before me, this 27 day of April 2015

Lea Anne Lamb
Notary Public

My commission expires: June 15, 2019

OMB Control No: 2506-0117 (exp. 07/31/2015)

The City of Greensboro Invites Public Input on the 2015-2019 Consolidated Plan Five Year Strategy for HUD Funded Programs and Fiscal Year 2015-16 Annual Action Plan Application for HUD Funding

Greensboro's City Council welcomes community input on the draft 2015-2019 Consolidated Plan five year strategy for federal Housing and Urban Development (HUD) funded programs and the draft FY2015-16 Annual Action Plan which responds to needs and strategies outlined in the Consolidated Plan. The Annual Action Plan is Greensboro's application to HUD for grant funding under the following programs: the Community Development Block Grant, the Home Investment Partnership Act, the Emergency Solutions Grant, and the Housing Opportunities for Persons with AIDS grants. The Annual Action Plan includes programs and projects proposed for the program year that runs July 1, 2015 through June 30, 2016. Funding awarded under the Annual Action Plan application will support a variety of activities including neighborhood revitalization, affordable housing development, the owner-occupied housing rehabilitation and services that address homelessness. The City of Greensboro will submit the 2015-2019 Consolidated Plan and FY2015-16 Annual Action Plan to HUD on or before May 15, 2015.

The public hearing on the 2015-2019 Consolidated Plan and the FY 2015-16 Annual Action Plan application will be held as follows:

Greensboro City Council Meeting
- Tuesday, May 5, 2015, 5:30pm

City Council Chambers, 2nd Floor, Melvin Municipal Office Building, 300 W. Washington St.

Persons unable to attend the May 5, 2015 public hearing may submit written comments to:
Caitlin.Warren@greensboro-nc.gov by 5:00 PM on Friday, May 1, 2015.

The 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan are available for public review at:
www.greensboro-nc.gov/ConPlanUpdate

Persons requiring a hard copy may contact Caitlin.Warren@greensboro-nc.gov or call 336-433-7266.

Persons requiring an interpreter or other services in order to participate in this public process should contact Linda Kirkman, Neighborhood Development Department 373-2349 (voice) or 333-6930 (TDD) Servicios de traducción disponibles en español. *(Translation services available in Spanish.)*

OMB Control No: 2506-0117 (exp. 07/31/2015)

Grantee SF-424's and Certification(s)

SF 424

Date Submitted May 15, 2015	Applicant Identifier B-15-MC-37-0007	**Type of Submission**	
Date Received by state	State Identifier	**Application**	**Pre-application**
Date Received by HUD	Federal Identifier 566000230	☐ Construction	☐ Construction
		☒ Non Construction	☐ Non Construction
Applicant Information			
Jurisdiction **City of Greensboro**		UOG Code - 37118	
Street Address Line 1 - 300 W. Washington St.		Organizational DUNS – 071572374	
Street Address Line 2 - Suite 315		Organizational Unit: City of Greensboro	
City Greensboro	North Carolina	Department: Neighborhood Development	
ZIP 27402-3136	Country U.S.A.	Division: Administrative Services	
Employer Identification Number (EIN):		County: Guilford	
566000230		Program Year Start Date (MM/DD): 07/01/2015	
Applicant Type:		**Specify Other Type if necessary:**	
Municipal			
Program Funding		**U.S. Department of Housing and Urban Development**	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles 108 Loan Repayment; Program Administration; Fair Housing; South Elm Economic Development; Rehabilitation Programs; Section 3 Jobs Program; Homelessness Prevention; Economic Development; Redevelopment Area Activities		Description of Areas Affected by CDBG Project(s) Jurisdiction of the City of Greensboro	
$CDBG Grant Amount $1,967,294	$Additional HUD Grant(s) Leveraged		Describe:
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds $1,370,015		$Grantee Funds Leveraged	
$Anticipated Program Income $150,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) $2,976,782			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles Administration; Housing Rehabilitation; Affordable Housing Development; Homebuyer Downpayment Assistance;		Description of Areas Affected by HOME Project(s) Jurisdictions of Greensboro (PJ), Guilford County, Burlington, Alamance County	
$HOME Grant Amount $1,108,477	$Additional HUD Grant(s) Leveraged		Describe

Greensboro Consortium Annual 4 FY 2013-14

OMB Control No: 2506-0117 (exp. 07/31/2015)

$Additional Federal Funds Leveraged	$Additional State Funds Leveraged
$Locally Leveraged Funds $1,370,015	$Grantee Funds Leveraged
$Anticipated Program Income $120,000	Other (Describe)
Total Funds Leveraged for HOME-based Project(s) $3,835,599	

Emergency Shelter Grants Program	14.231 ESG	
ESG Project Titles Partners Ending Homelessness Agency Grants	Description of Areas Affected by ESG Project(s) Jurisdiction of Greensboro	
$ESG Grant Amount $177,108	$Additional HUD Grant(s) Leveraged	Describe:
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged	
$Locally Leveraged Funds $1,370,015	$Grantee Funds Leveraged	
$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for ESG-based Project(s) $4,766,968		

HOPWA		
HOPWA Project Titles Housing assistance	Description of Areas Affected by HOPWA Project(s) Guilford, Randolph, and Rockingham counties	
$HOPWA Grant Amount $321,182	$Additional HUD Grant(s) Leveraged	Describe
$Additional Federal Funds Leveraged	$Additional State Funds Leveraged	
$Locally Leveraged Funds $1,370,015	$Grantee Funds Leveraged	
$Anticipated Program Income N/A	Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) $4,622,894		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process? N/A
Applicant Districts 12, 13, 6, 5	Project Districts 12, 13, 6, 5	

Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		☐ Yes	This application was made available to the state EO 12372 process for review on: N/A
		☒ No	Program is not covered by EO 12372
☐ Yes	☒ No	☒ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Chris	Middle Initial:	Last Name: Wilson
Title: Assistant City Manager	Phone 336-373-2002	Fax
eMail: Christian.wilson@greensboro-nc.gov	Grantee Website: http://www.greensboro-nc.gov/	Other Contact:
Signature of Authorized Representative		Date Signed: May 6, 2015

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about -

   (a) The dangers of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and

   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

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Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015 - 2016 period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

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jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

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OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

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Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

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ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

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publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

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HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

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Date

Assistant City Manager
Title

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APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

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Place of Performance (Street address, city, county, state, zip code)

300 West Washington Street, Room 315, Greensboro, NC 27401

Check if there are workplaces on file that are not identified here.

This information with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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Appendix - Alternate/Local Data Sources

1	**Data Source Name** Consolidated Plan Needs Survey
	List the name of the organization or individual who originated the data set. City of Greensboro, Planning Department
	Provide a brief summary of the data set. Results from a community-wide survey on needs related to the consolidated plan.
	What was the purpose for developing this data set? Provide community feedback and priorities for new programs, services and initiatives.
	Provide the year (and optionally month, or month and day) for when the data was collected. January - March, 2015
	Briefly describe the methodology for the data collection. Data was collected through print and on-line survey tools.
	Describe the total population from which the sample was taken. Sampling was not used in this survey. All residents of the City were eligible to respond.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. 285 total responses were received. 37.5% of respondents described themselves as a member of a minority group. 19.9% of respondents indicated a member of their household as having a disability. Respondents by income range included 19.9% less than $24,000; 3.7% $24,-27,999; 15.4% $28-43,999 and 61% $44,000 or higher.
2	**Data Source Name** 2011-13 American Community Survey
	List the name of the organization or individual who originated the data set. US Census Bureau.
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides annual data updates on key statistics, including demographics, housing, social, and economic characteristics.
	What was the purpose for developing this data set? The American Community Survey (ACS) provides data and statistics about communities between each decennial census.

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	Provide the year (and optionally month, or month and day) for when the data was collected. 2011-2013.
	Briefly describe the methodology for the data collection. Monthly samples are collected to produce annual updated estimates. A full description of methodology is available at: www.census.gov
	Describe the total population from which the sample was taken. ACS data for Greensboro, NC and Guilford County, NC and the Consortium is used in this report.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Details regarding respondent demographics is available at: www.census.gov
3	**Data Source Name** 2015 Annual Point In Time Count
	List the name of the organization or individual who originated the data set. Partners Ending Homelessness
	Provide a brief summary of the data set. Data set describes the unduplicated sheltered and unsheltered individuals and families experiencing homelessness on any given night in Guilford County, North Carolina.
	What was the purpose for developing this data set? Annual data collected to describe and monitor homelessness needs.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2015.
	Briefly describe the methodology for the data collection. Point in Time counts, conducted bi-annually across the nation, provide a snapshot of unduplicated sheltered and unsheltered individuals and families experiencing homelessness on any given night as defined by the U.S. Department of Housing and Urban Development (HUD).
	Describe the total population from which the sample was taken. HUD defines an individual as experiencing homelessness when they reside in places not meant for human habitation, in an emergency shelter or transitional housing, or when they lack the resources and/or support networks needed to obtain housing. Counts used in the report cover Guilford and Alamance County.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Homeless population is counted as individuals and households. The count includes only individuals willing to answer questions about their living status within a single 24-hour time period.

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4	**Data Source Name** 2000 Census
	List the name of the organization or individual who originated the data set. US Census Bureau.
	Provide a brief summary of the data set. These data sources are provided by the US Census Bureau and describe population characteristics at various geographic levels.
	What was the purpose for developing this data set? The Census Bureau develops the decennial census to establish population numbers for the purpose of congressional redistricting..
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The Census is a mandatory population survey undertaken every ten years.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2000.
	What is the status of the data set (complete, in progress, or planned)? Complete.
5	**Data Source Name** 2013-2014 HOPWA Caper
	List the name of the organization or individual who originated the data set. Central Carolina Health Network
	Provide a brief summary of the data set. The CAPER report for HOPWA formula grantees provides annual information on program accomplishments that supports program evaluation and the ability to measure program beneficiary outcomes as related to maintaining housing stability, preventing homelessness, and improving access to care and support.
	What was the purpose for developing this data set? The purpose of developing this data set was to estimate the area's unmet needs for HOPWA eligible households.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data collected pertains to Guilford County, North Carolina.

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	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2013-2014
	What is the status of the data set (complete, in progress, or planned)? Complete
6	**Data Source Name** Greensboro Code Compliance Database 2014-2015
	List the name of the organization or individual who originated the data set. City of Greensboro
	Provide a brief summary of the data set. This database describes, and tracts code compliance cases relating to minimum housing code violations, nuisance enforcement, junk and abandoned vehicles, and zoning violation enforcement.
	What was the purpose for developing this data set? It tracks and manages activities relating to minimum housing code violations, nuisance enforcement, junk and abandoned vehicles, and zoning violation enforcement.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is for the City of Greensboro.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014-2015.
	What is the status of the data set (complete, in progress, or planned)? Data collection is continuously in progress.
7	**Data Source Name** Greensboro Housing Authority Program Database
	List the name of the organization or individual who originated the data set. Greensboro Housing Authority
	Provide a brief summary of the data set. Data reflects program participants using housing vouchers and occupied units owned by the authority.
	What was the purpose for developing this data set? The data tracks the demographic composition of residents and households in units and utilizing vouchers.

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	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This administrative data covers Greensboro and is concentrated to those people receiving vouchers and assistance through the Greensboro Housing Authority.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2015.
	What is the status of the data set (complete, in progress, or planned)? Data collection is continuously in progress.
8	**Data Source Name** US Census Bureau - OnTheMap Version 6
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. OnTheMap Version 6 is the sixth generation of OnTheMap, a web-based mapping and reporting application that shows where workers are employed and where they live. It also provides companion reports on age, earnings, industry distributions, race, ethnicity, educational attainment, and sex. See "An Overview on the LEHD Origin-Destination Employment Statistics (LODES)" for more information on the available data in OnTheMap. The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly need detailed local information about their economies to make informed decisions. The LED Partnership works to fill critical data gaps and provide indicators needed by state and local authorities.
	What was the purpose for developing this data set? The data on the numbers of workers and jobs, supplied by default through IDIS appears to be defective. Using this data set corrects that deficiency.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data is available at all Census geography levels down to Block Group, for all 50 US states and the District of Columbia, except Massachusetts.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data selected for use in this Consolidated Plan section covers 2011.

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	What is the status of the data set (complete, in progress, or planned)? The data set as a whole is complete except for the State of Massachusetts. The subset of data selected for use in this Consolidated Plan section is complete.
9	**Data Source Name** 2007-2011 American Community Survey
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. This data source is provided by the US Census Bureau and describes population characteristics at various geographic levels.
	What was the purpose for developing this data set? The interim American Community Survey provides smaller samples on a rolling basis to describe changes in demographic characteristics between each Census
	Provide the year (and optionally month, or month and day) for when the data was collected. 2007-2011.
	Briefly describe the methodology for the data collection. Monthly samples are collected to produce annual updated estimates. A full description of methodology is available at: www.census.gov
	Describe the total population from which the sample was taken. ACS data for Greensboro, NC and Guilford County, NC and the Consortium is used in this report.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Details regarding respondent demographics is available at: www.census.gov
10	**Data Source Name** Triad Multiple Listing Service
	List the name of the organization or individual who originated the data set. Listingbook LLC
	Provide a brief summary of the data set. Online listing of area properties for sale.
	What was the purpose for developing this data set? Used by the Greater Greensboro Realtors Association for online property listings.

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	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Property listings include those in Greensboro, Guilford County and the surrounding region.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Snapshot data collected on April 16, 2015 for Bank-owned or REO properties on the market.
	What is the status of the data set (complete, in progress, or planned)? Data collection is continuously in progress.

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