



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Office
Office of Community Planning & Development
1500 Pinecroft Road, 401, Asheville Building
Greensboro, NC 27407-3838
(336) 851-2802
www.hud.gov * espanol.hud.gov

December 4, 2019

Mr. David Parish
City Manager
300 W. Washington Street
Greensboro, NC 27401

Dear Mr. Parish:

Each year the Department of Housing and Urban Development (HUD) assesses the performance of formula grantees that receive community planning and development funds. In preparing these assessments, we use information from the grantee's Consolidated Annual Performance & Evaluation report (CAPER), the Integrated Drawdown & Information System (IDIS) and management review reports.

Preparing the CAPER provides grantees the opportunity to report outcomes and performance in meeting goals contained in the Annual Action Plan and Multi-Year Consolidated Plan. HUD reviews programs for eligibility, national objectives, low/moderate income benefit, progress towards goals and compliance with additional requirements. We base the annual assessment of the community planning and development (CPD) program performance on the CAPER submitted for the program year ending June 30, 2019, and current IDIS and DRGR reports.

The CAPER was made available for public review and comment. Comments were recorded in the public hearing section of the City Council meeting minutes. The document is well written and assembled in a way that citizens of the city can understand.

We look forward to continuing to work with the City of Greensboro to accomplish its community development and affordable housing goals. Please contact Iris McCray, Interim CPD Representative at (336) 851-8059 or Iris.McCray@hud.gov, if we can be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew T. King".

Matthew T. King Ph.D.

Director

Office of Community Planning & Development

Enclosure

cc:

CDCF (Greensboro)

4FDM1/McCray/Img 12/4/19 x8056

	ORIGINATOR	CONCURRENCE	CONCURRENCE	CONCURRENCE
CORRESPONDENCE CODES	4FDM1	4FD	4FDM1	4FD
NAME	McCray			
INITIAL	<i>AM</i>			
DATE	<i>12/4/19</i>			

Official Record Copy

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

form HUD 713.1 (02/03)

**ANNUAL COMMUNITY ASSESSMENT OF CPD PROGRAM PERFORMANCE
2018-19 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT**

GRANTEE: City of Greensboro
PROGRAM YEAR: 2019
REPORT PREPARED BY: Iris McCray
DATE REVIEW COMPLETED: November 5, 2019

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

In order to meet the primary objective of the CDBG program, at least 70% of all annual expenditures must benefit low/moderate income people. The City of Greensboro expended 94% of its 2018 CDBG funds exceeding the above requirement.

CDBG activities must be eligible based on regulations and must meet one of three national objectives:

- > serve low/moderate income people;
- > prevent or eliminate slums and blight;
- > meet other urgent community development needs.

Our review raised no questions about eligibility and national objectives.

CDBG recipients are limited to using no more than 20% of the most recent grant plus 20% of program income on planning and administrative costs. The City of Greensboro was under this cap and used 18.36% of grant funds plus program income for these costs. The City expended 7.56 percent for public service-related activities. The CDBG regulations at §Part 570.201(e)(1) require that the grantee expend no more than 15 percent of the entitlement grant for that year, (plus 15 percent of program income), on public service activities. Consequently, the City is in compliance with both the public service and planning and administrative caps under the CDBG program.

CDBG regulations require that grantees disburse funds timely. Grantees are considered timely if they have no more than the equivalent of 1.5 times the most recent grant in their U.S. Treasury account 60 days prior to the end of the program year. The City of Greensboro's timeliness test is applied on May 2 of each year. The City met the spending requirement on May 2, 2019. According to IDIS PR-56 report, as of this date, the amount of CDBG funds to be expended to meet the May 2, 2020, 1.5 test are \$145,519 with a current ratio of 1.57.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

On August 27, 2018, HUD issued CPD Notice 18-10 making changes with respect to HOME program commitment and expenditure requirements (see <https://files.hudexchange.info/resources/documents/Notice-CPD-18-10-Suspension-of-24-Month-HOME-Commitment-Requirement-for-Deadlines-Occurring-in-2016-2017-2018-2019-and-2020.pdf>). While HUD will not enforce the 24-month commitment requirement for funds in the PJ's HOME Investment Trust Fund local account for deadlines occurring in 2016, 2017, 2018, 2019, and 2020, the HOME regulation at §92.503(d), which requires the PJ to commit funds in its local HOME account at the beginning of its program year before committing funds in its HOME Treasury account, remains in effect.

Although the Appropriation Acts suspended the 24-month commitment deadline, it did not suspend CHDO reservation requirement; HOME expenditure deadline requirement; and expiration of HOME grant statutory and regulatory requirements.

The City of Greensboro's program has been meeting recent requirements, as evidenced by the HOME Deadline Compliance Status Reports, Grant Specific HOME Deadline Compliance Status Report (IDIS PR-49) and Status of HOME Grants Report (IDIS PR-27).

The IDIS PR-25 report indicates the City has a CHDO balance to commit of \$129,052.12 from 2017.

HOME Open Activities

The HOME regulations at §92.502(d)(1) require that activities be completed within 120 days of final draw. HUD's open activity report (PR-48) shows that The City of Greensboro has zero activities for which funds have been fully drawn but that have not been closed in IDIS. If these activities are ready, they should be closed, so reports to Congress and others will present a more complete picture of HOME production.

HUD reminds the City to properly record accomplishments and update the activity status in IDIS and perform IDIS draws in a timely manner for all of its HOME funded activities. This includes updating IDIS to ensure that completed projects include beneficiary/accomplishment information.

HOME Vacant Units

IDIS allows the units to be entered initially as vacant because HUD understands that it usually takes some time to construct then lease up new apartment buildings. However, it is expected that the actual household information be entered in IDIS within a year of project completion. The IDIS vacant unit report (PR-47) indicates that the City of Greensboro has zero vacant units.

Emergency Solutions Grant (ESG)

The ESG program requires that the funds be used for eligible activities and spent within 24 months of the grant award from HUD. The cap refers to the total amount of the recipient's fiscal year grant, allowed for emergency shelter and street outreach activities, is capped at 60 percent. The City of Greensboro is meeting this requirement.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

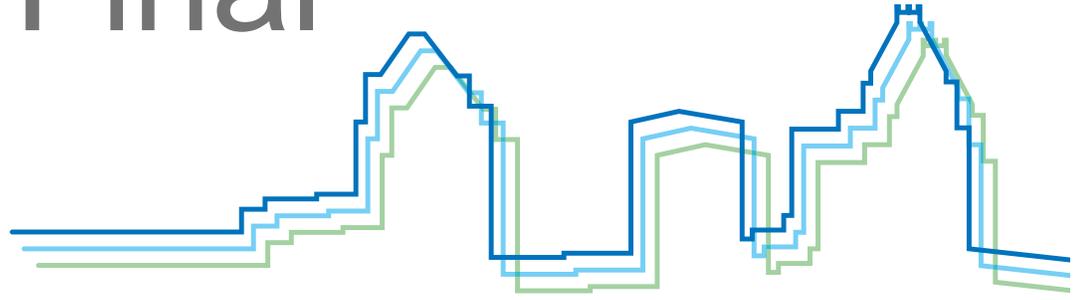
The HOPWA program requires that the funds be used for eligible activities in a timely manner. The funds must be expended within a three-year period from the date of signing the Grant Agreement. The City of Greensboro is meeting this requirement.

CPD PROGRAM MONITORING

Grantees have the obligation to monitor activities funded with CDBG, HOME and ESG funds for progress and compliance. This oversight responsibility extends to the activities of subrecipients that use federal funds on the City of Greensboro's behalf, contract management and regular reviews of HOME-assisted rental units during the period of affordability. The City of Greensboro has an effective system in place to monitor its projects.



Final



2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER)

City of Greensboro Neighborhood Development
300 W. Washington St. • Greensboro, NC 27401

Introduction

The document that follows is the City of Greensboro, North Carolina's final Consolidated Annual Performance and Evaluation Report (CAPER) for the period July 1, 2018 – June 30, 2019. The CAPER reports the City of Greensboro's and the Greensboro HOME Consortium's (which includes Guilford County, Alamance County and the City of Burlington) use of federal entitlement funds and the number and demographics of persons served with those funds during the plan year. HUD requires that cities receiving federal housing and community development funds submit this report every year by September 30.

This CAPER is the fourth year report of accomplishments within Greensboro's Five Year Consolidated Plan, 2015-2019. The Citizen Participation Plan that is part of the Consolidated Plan requires the City to seek public comment on the CAPER before submitting it to HUD. No comments were received during the public comment period September 6 through September 20, 2019. The final CAPER was submitted to HUD via the eCon Planning Suite on September 27, 2019.

Table of Contents

Introduction	1
CR-05 - Goals and Outcomes	3
CR-10 - Racial and Ethnic composition of families assisted	15
CR-15 - Resources and Investments 91.520(a)	16
CR-20 - Affordable Housing 91.520(b)	22
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	25
CR-30 - Public Housing 91.220(h); 91.320(j)	27
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	28
CR-40 - Monitoring 91.220 and 91.230.....	32
CR-45 - CDBG 91.520(c)	33
CR-50 - HOME 91.520(d).....	34
CR-55 - HOPWA 91.520(e)	37
CR-60 - ESG 91.520(g) (ESG Recipients only)	38
CR-65 - Persons Assisted	41
CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes.....	44
CR-75 – Expenditures.....	45
CAPER Public Comments	48

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City's 2015-19 Consolidated Plan contained three priorities for the City's use of federal and local housing funds:

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

The FY 2018-2019 Action Plan was consistent with the priorities and geographic focus identified in the 2015-19 Consolidated Plan. Funding was directed toward homeownership, housing rehabilitation, and public services that served the needs of primarily low-to-moderate income households within designated geographic boundaries in the city and member jurisdictions.

Fund sources from federal, state, local and private sources were leveraged to create additional units and opportunities. The Muirs Landing multi-family project accessed federal Low Income Housing Tax Credits and NC Housing Finance Agency funds for the development of 72 units of affordable multi-family housing. Additionally, HOME-funds and NCHFA funds were awarded to Foxworth Veteran Housing Apartments (Foxworth II) to develop a 12-unit apartment building for supportive housing. Momentum is building in the S. Elm Street and Ole Asheboro Redevelopment Areas as developers have proposed projects in those areas for affordable and mixed income housing construction. The section of the Downtown Greenway that passes along Bragg Street through the S. Elm Street and Ole Asheboro Redevelopment Areas is under construction from S. Eugene Street to Martin Luther King Jr. Blvd.

In 2016, the City of Greensboro voters approved a \$25 million Housing Bond and a \$34 million Community and Economic Development Bond referendum. Adoption of a moderate income definition for bond funded projects of up to 120% of area median income for small (1 or 2 person) households and 140% of area median income for larger (3+ person) households will allow the City to promote a more mixed income approach in its affordable housing and neighborhood development strategies.

In 2017, the City was awarded a \$2.9 million HUD Lead Based Paint Hazard Control and Healthy Homes Grant which will be used to make at least 165 housing units lead safe over the 2017-2020 timeframe. CDBG funds provide the match for construction and in-kind services.

The City also revised its downpayment and closing cost assistance program and contracted with Housing Consultants Group to offer an enhanced level of homebuyer benefit and an incentive for home purchase in the Redevelopment Areas. Since this program augmentation, over 200 households purchased a home in Greensboro and received homebuyer education and counseling.

In May 2019, Neighborhood Development contracted with HR&A Advisors, Inc. to create a 10-year affordable housing plan. The housing plan will measure the current housing-related needs in Greensboro and prioritize goals and strategies for Greensboro to implement over the next 10 years in order to meet the housing needs of the community, educate residents on affordable housing aspects, and establish a funding collaborative that will guide the capital improvements over the 10 year period.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Economic Opportunities	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	101	4255	4,212.87%	25	4255	17,020.00%
Expand Economic Opportunities	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	21	0	0.00%	5	0	0.00%

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Economic Opportunities	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	Facade treatment/business building rehabilitation	Business	16	0	0.00%	4	0	0.00%
Expand Economic Opportunities	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	Brownfield acres remediated	Acre	0	0				

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Economic Opportunities	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	Jobs created/retained	Jobs	40	11	27.50%	10	0	0.00%
Expand Economic Opportunities	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	Businesses assisted	Businesses Assisted	5	1	20.00%	1	0	0.00%

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Rental units constructed	Household Housing Unit	120	39	32.50%	30	0	0.00%
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Rental units rehabilitated	Household Housing Unit	80	25	31.25%	20	4	20.00%
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Homeowner Housing Added	Household Housing Unit	21	36	171.43%	5	6	120.00%
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Homeowner Housing Rehabilitated	Household Housing Unit	144	51	35.42%	36	0	0.00%

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	301	109	36.21%			
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Homeless Person Overnight Shelter	Persons Assisted	4800	3899	81.23%			
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	2720	0	0.00%			
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Homelessness Prevention	Persons Assisted	10000	3034	30.34%			

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Increase the Supply of Decent Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Other	Other	15	3	20.00%	3	3	100.00%
Promote a Suitable Living Environment	Non-Housing Community Development Spatial deconcentration of low and moderate income families and members of disadvantaged minorities.	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	101	0	0.00%	25	0	0.00%

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Promote a Suitable Living Environment	Non-Housing Community Development Spatial deconcentration of low and moderate income families and members of disadvantaged minorities.	Homeowner Housing Rehabilitated	Household Housing Unit	24	24	100.00%	6	24	400.00%
Promote a Suitable Living Environment	Non-Housing Community Development Spatial deconcentration of low and moderate income families and members of disadvantaged minorities.	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	213		130	110	84.62%

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Promote a Suitable Living Environment	Non-Housing Community Development Spatial deconcentration of low and moderate income families and members of disadvantaged minorities.	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		10	0	0.00%
Promote a Suitable Living Environment	Non-Housing Community Development Spatial deconcentration of low and moderate income families and members of disadvantaged minorities.	Homelessness Prevention	Persons Assisted	0	0				

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Promote a Suitable Living Environment	Non-Housing Community Development	Spatial deconcentration of low and moderate income families and members of disadvantaged minorities.	Other	15	2	13.33%	3	2	66.67%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City continued its CDBG programs of housing rehabilitation, acquisition and public services grants (including \$176,130 for emergency shelter operations) and Section 108 loan repayment. The City's three priorities identified in the 2015-2019 Consolidated Plan and summaries of the City's use of funds to address them in FY 2018-2019 were:

- Increase the supply of affordable housing:

The City used CDBG, HOME, local Nussbaum and housing bond funds to facilitate the purchase, repair or development of 242 housing units. An additional 6 units were completed through HOME Consortium partners. CDBG funds were focused on housing rehabilitation with 25 units completed; one (1) HOME-rehabilitation completed. A total of 248 units were assisted with production activities.

- Promote a suitable living environment:

The City continued its partnership with Partners Ending Homelessness and the Guilford County Continuum of Care (CoC) in the commitment of ESG, CDBG and local funds for local homelessness service agencies through a Request for Proposals process to enhance the homelessness to housing continuum. Specifically, CDBG funds were used to support transitional shelter operations in Greensboro; ESG funds were used to support emergency shelters and to rapidly rehouse homeless persons; and local Nussbaum funds were used for emergency shelter and to support housing for veterans and chronically homeless persons. As of July 1, 2019, the Neighborhood Development Department began administering the homeless services contracts.

The section of the Downtown Greenway that passes along Bragg Street through the S. Elm Street and Ole Asheboro Redevelopment Area is complete from S. Eugene Street to W. Gate City Blvd. The design work for this portion of the project was funded in a prior year with CDBG.

- Expand economic opportunities:

This fiscal year, the South Elm Street Redevelopment project completed a transportation study to inform the construction needs for the 39 for-rent apartments with 8000+ SF ground floor commercial/retail in a mixed-use building. A percentage of the for-sale units will be made affordable to households at or below 80% of area median income through the use of existing homeownership down payment assistance programs. The City's investment also includes infrastructure and streetscape improvements. Construction is expected to start in 2020 and be completed within three years. The South Elm redevelopment site plan at Union Square is shown below.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The table above describes total number of persons; including the entire HOME Consortium. Racial and ethnic composition may not be captured with each funded activity. Some rehabilitation activities (CDBG) are completed on vacant units where no demographic data is captured. Demographic data is collected in activities where people are assisted; however, this table does not account for persons of different races residing in the same household.

The intake process for assisting homeless and nearly homeless individuals involves collecting demographic data. Since individuals may benefit from more than one funding source, values in the above table have been adjusted in proportion to funding allocations. The full racial and ethnic population is shown in Table 3 (attached). Additionally, local Nussbaum funds assisted 155 homeless persons.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,898,976	2,172,534
HOME	public - federal	6,520,812	1,519,142
HOPWA	public - federal	885,895	332,615
ESG	public - federal	239,879	239,879

Table 3 - Resources Made Available

Narrative

The City of Greensboro continued its CDBG programs of housing rehabilitation, acquisition, public services grants, and Section 108 loan repayment. HOME funds were focused on downpayment assistance, multi-family and single family development. HOPWA funds were made available for multi-family households living with HIV/AIDS in the Eligible Metropolitan Statistical Area (EMSA) (including Guilford, Rockingham and Randolph counties). ESG funds were made available to agencies providing emergency shelter services.

Nineteen (19) households received downpayment assistance and 20 homeowner rehabilitations were completed; nine (9) rental units rehabilitated with CDBG Lead Match. Three (3) single family units were constructed and three (3) single family units were rehabilitated in Burlington; one (1) single family unit was rehabilitated in Guilford County.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Arlington Park			
Consortium Area	39	39	
Eastside Park			
Heritage House			
HOPWA EMSA	9	9	EMSA
Ole Asheboro	2	2	
Phillips Avenue			
South Elm	4	4	
Willow Oaks	2	3	

Table 4 – Identify the geographic distribution and location of investments

Narrative

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) each have a majority of low-income residents with a high minority concentration.

The City is actively soliciting and working with developers on the priority sites identified in the MLK North Traditional Neighborhood Development (TND) plan, specifically the A-2, A-3, and A-4 lots recognized in the Ole Asheboro Redevelopment Plan; 326 East Gate City Boulevard was demolished for future development, and HOPWA eligible persons were housed within the EMSA.

The HOME Consortium boundaries include the City of Greensboro, unincorporated Guilford County, City of Burlington, and Alamance County. All areas of the consortium have significant concentrations 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 was directed mainly through referrals from the respective public housing authorities for persons with HIV/AIDS.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Partners Ending Homelessness (PEH) served as a sub-grantee/project sponsor to administer the City's Homelessness Prevention Program in fiscal year 2018-2019. PEH is a privately and publicly funded operation that serves the needs of the Guilford County Continuum of Care (CoC) as the Lead Collaborative Applicant (LCA). Their mission is to engage critical stakeholders to bring about effective solutions through collaborations, advocacy and resources. The investment of federal, state, and local dollars is critical to implementing this vision and sustaining the mission; but, it is the partnership of private enterprises, organizations, foundations, and individuals that enable our community to leverage the work to the next level. PEH actively pursues other private stakeholders to align and to help support these public investments in homeless prevention and services. The Guilford County CoC priorities include affordable housing, reducing eviction rates, shelter diversion, and addressing chronic and veteran homelessness.

ESG program funds are matched with funds from the City's local Nussbaum Housing Partnership fund and CDBG funds.

The South Elm Redevelopment project leveraged \$50,000 in predevelopment costs.

The Muirs Landing multi-family project leveraged over \$10.3 million in development costs and provided HOME Match funds through owner equity contributions.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	3,972,256
2. Match contributed during current Federal fiscal year	26,060
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	3,998,316
4. Match liability for current Federal fiscal year	53,874
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	3,944,442

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
#2052	06/14/2019	5,800	0	0	0	0	0	5,800
#2053	05/30/2019	0	0	0	0	8,190	0	8,190
#2146	06/14/2019	595	0	0	0	0	0	595
#2148	06/30/2019	8,475	0	0	0	0	0	8,475
#2149	05/24/2019	3,000	0	0	0	0	0	3,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
532,113	181,618	59,714	0	654,017

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	266,868	0	0	111,968	0	154,900
Number	4	0	0	1	0	3
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	266,868	0	266,868			
Number	4	0	4			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,264	0
Number of Non-Homeless households to be provided affordable housing units	43	3
Number of Special-Needs households to be provided affordable housing units	260	0
Total	1,567	3

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	130	110
Number of households supported through The Production of New Units	42	3
Number of households supported through Rehab of Existing Units	27	29
Number of households supported through Acquisition of Existing Units	0	3
Total	199	145

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Table 12 identifies three units that were completed by CHDO Community Housing Solutions; an additional two affordable housing units will be produced in fiscal year 2019-2020.

Table 13 lists only the units designated as assisted with federal funds. Additional new and rehabilitated units were completed which put the actual total well over the anticipated one year goal.

The number of households supported through rehabilitation of existing units includes 25 single-family units rehabilitated with CDBG funds in Greensboro, and 4 single-family units rehabilitated with HOME funds in Greensboro and Burlington/Alamance.

In total, there were 44 households supported through rapid rehousing rental assistance, 66 supported through HOPWA rental assistance and 248 households supported through production activities for a total of 358 households supported, versus the one year goal of 199 households.

Discuss how these outcomes will impact future annual action plans.

Future action plans will reflect the emphasis on preserving existing affordable housing units - both rental and owner-occupied; tornado recovery; production of new units; homebuyer education; and homeownership.

As the projects funded with the new Housing Bonds get underway, there will be a significant increase in the number of units reported through the production of new units and rehabilitation of existing units. Large development projects are planned for the redevelopment areas which will further increase production. The City’s enhanced downpayment assistance program is already driving a substantial increase in program applications and loan closings. Tornado recovery will also be a focus as we seek to assist those owners who may not have access to the resources needed to repair their properties.

The City of Burlington plans to continue to support housing rehabilitation activities through the funding from both program income and participation in the HOME Consortium. The City of Burlington maintains a goal of at least 5 properties assisted annually through this program and plans to continue this program in future action plans. As a member of the HOME Consortium, the City of Burlington plans to continue to support affordable housing development through CHDO allocations. Currently working with two CHDOs, the City of Burlington will be looking at long term planning to assist the CHDOs in responsible spending of the CHDO set-aside. The City of Burlington is also actively looking for other CHDOs with a track record of quality housing production.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	10	2
Low-income	13	9
Moderate-income	2	15
Total	25	26

Table 13 – Number of Households Served

Narrative Information

The narratives in this section pertain to the entire Greensboro HOME Consortium [City of Greensboro, Guilford County, City of Burlington, and Alamance County].

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Guilford Continuum of Care (CoC) maintains its efforts to readily assist households experiencing unsheltered homelessness. The City has been participating with the CoC to implement an efficient, effective Coordinated Entry system by the end of calendar year 2020. The Coordinated Entry concept is not only mandated by HUD, but it also is a key element of a Housing First-focused system, providing an organized and equitable method of entry and assessment for services. Once fully established, all persons experiencing a housing crisis will be able to begin seeking resources through a "no wrong door" system, wherein any emergency shelter can enroll and evaluate applicants.

The first step in the Coordinated Entry process will be shelter diversion. Shelter diversion is finding any safe appropriate resource outside of the homeless service system to address the presenting housing need. A fully functioning Coordinated Entry system should divert approximately 25% of the presenting households from entering the system. This will allow the homeless service system collectively to focus its limited resources on households that do not have this ability. Secondly, the presenting household will be assessed using the CoC's adopted assessment tool (Vulnerability Index-Service Prioritization Decision Assistance Tool) and Coordinated Entry will work with the household to identify an appropriate crisis placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the Guilford County CoC continues to develop the Coordinated Entry system, Partners Ending Homelessness is serving as an interim lead agency, conducting weekly Coordinated Assessment meetings with representatives from local shelters and transitional housing programs. Through these weekly meetings, homeless individuals and families including veterans and chronically homeless individuals are connected with available housing resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Both Partners Ending Homelessness (PEH) and the Guilford County CoC are maintaining dialog with local public institutions and systems of care to educate and offer resources on how to best assist persons who are at risk of becoming homeless or are currently experiencing homelessness. Conversations have taken place with 911 operators, public school representatives, mental health professionals, law enforcement and local university educators. Resources include community supports, financial assistance, local housing availabilities and shelter options.

Once the Coordinated Entry system is fully operational, the diversion component will help connect individuals to resources outside of the homeless service system.

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's Homelessness Prevention funds support a Rapid Rehousing Program (RRH). The RRH model is a national best practice in helping to end homelessness. Studies have shown that it is more cost effective to rapidly rehouse individuals experiencing homelessness rather than to allow them to remain in a shelter. In a joint effort with Workforce Development, a pilot program paired clients in the RRH program with job training. The goal was to make clients self-sufficient. Clients enrolled in the RRH program are provided case management with intense wrap-around services and assistance with accessing mainstream benefits. RRH case managers participate in weekly coordinated assessment meetings to connect their clients to housing resources in the community. After a client is moved into permanent housing, a case manager provides ongoing support and financial assistance to help the client maintain housing stability for as long as the client remains in the program.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

GREENSBORO:

The Greensboro Housing Authority (GHA) is continuing its initiative to preserve its housing portfolio through the modernization effort currently planned and underway at each of its communities. These efforts include moderate to intensive renovations throughout GHA's entire portfolio, with work being completed within a large portion of the Agency's communities over the past four years. This also includes the implementation of a master planning program at one of its older communities. GHA is constantly searching for innovative ways to expand the number of affordable housing units in the Greensboro market area through strategic partnerships with key stakeholders within our community. In particular they have a focus on the veteran and homeless populations.

BURLINGTON:

Burlington Housing Authority (BHA) continues its program and initiatives to encourage residents involved in management. The Resident Advisory Council held several events throughout the year and BHA received \$2,308 in donations designated for the pre-kindergarten program, was awarded a United Way grant for ~\$25,000 for a pre-k program beginning in July 2019, and received several other grants for similar pre-kindergarten and STEM opportunities.

Graham Housing Authority (GrHA) repaved the parking lot at one of its housing developments, re-established its Resident Advisory Board, and is recruiting members. GrHA also has a partnership with Alamance Cares to offer free HIV/STD testing.

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

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

Burlington Housing Authority (BHA) participates in the Family Self Sufficiency Program. BHA currently has 37 participants and one individual has been pre-approved for a home loan.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

In 2016, the City of Greensboro voters approved a \$25 million Housing Bond and a \$34 million Community and Economic Development Bond referendum which are being committed to projects each fiscal year. Adoption of a moderate income definition for bond funded projects of up to 120% of area median income for small (1 or 2 person) households and 140% of area median income for larger (3+ person) households will allow the City to promote a more mixed income approach in its affordable housing and neighborhood development strategies.

The City also revised its downpayment and closing cost assistance program to offer an enhanced level of homebuyer benefit and an incentive for home purchase in the Redevelopment Areas.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City's Fair Housing Office conferred with UNC-Greensboro for the testing framework for a study to determine the level of rental housing discrimination aimed at the LGBTQ community. The study was a telephonic test for marital status/same sex unions/couples.

The City administered a county-wide rehabilitation program that benefitted underserved eligible households outside of the entitlement areas of Greensboro and High Point. Allocated funds were used to repair homes, improve accessibility, increase energy efficiency and remediate lead-based paint and other environmental hazards.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

LBP (lead-based paint) remediation is an integral part of Neighborhood Development's rehabilitation program. All rehabilitations of owner-occupied homes are tested for lead-based paint and any LBP found is appropriately remediated. The City continues to address LBP hazards through its housing rehabilitation programs and through code compliance initiatives. City housing program staff provide education and outreach on lead hazards through neighborhood and other community events. All of the contractors in the City's rehabilitation program are lead certified and conduct repairs in compliance with federal regulations. The City is a recipient of a \$2.9 million Lead Based Paint Hazard Control and Healthy Homes grant which is in effect through 2020.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During fiscal year 2017-2018, the City of Greensboro launched a major update to its Comprehensive Plan which will be implemented in conjunction with the City's 2020-2024 HUD Consolidated Plan and the 10-year affordable housing plan recommendations that will be complete in 2020.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The institutional structure for the delivery of CDBG programs and services to low and very-low income families and individuals in Greensboro involves public, private and non-profit participation.

Nonprofit organizations play a key role-- with City, state (CDBG and ESG) and CoC funding--in providing emergency shelter and homelessness prevention services to the City's homeless persons. The City continues to address homelessness in a concerted effort in partnership with Partners Ending Homelessness and the Guilford County Continuum of Care (CoC). During the 2018-2019 fiscal year, the CoC developed policies and procedures for coordinated entry to direct referrals to the most appropriate agency to meet the needs of each client. The CoC is currently in the process of identifying a coordinated entry lead agency to lead the efforts of implementation and to begin implementation by 2020.

The City provided the opportunity for up to \$2.1 million in HOME and local funds a request for proposals processes for private for-profit development firms to build affordable housing in the City. A public information session was held to provide information to interested applicants and de-briefing sessions were conducted with applicants who were not awarded funds to strengthen their future applications.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Through the 10-year affordable housing planning process, Neighborhood Development staff and consultants from HR&A Advisors met with key community stakeholders in the form of focus groups. These stakeholder focus groups brought together public entities, private developers, non-profit corporations and community representatives to discuss housing policy, issues and options for future development.

The City continues to address homelessness in a concerted effort in partnership with Partners Ending Homelessness and the Guilford County Continuum of Care (CoC). During the 2018-2019 fiscal year, the CoC developed policies and procedures for coordinated entry to direct referrals to the most appropriate agency to meet the needs of each client. The CoC is currently in the process of identifying a coordinated entry lead agency to lead the efforts of implementation and to begin implementation by 2020.

In response to the April 2018 tornado, the City, United Way and Community Foundation of Greater Greensboro partnered with federal officials, service agencies and community leaders to form the Storm Recovery Alliance group which has been meeting bi-weekly to coordinate the initial disaster response

and ongoing recovery efforts. The community raised over \$800,000 in contributions which are being used to provide for basic needs, temporary housing, re-housing support, housing repairs and other long term recovery needs. After the initial roof covering and boarding and debris clearing efforts, Community Housing Solutions (CHS) took the lead in triaging housing repair applications. CHS collaborates with Habitat for Humanity of Greater Greensboro, East Greensboro NOW and the City's Neighborhood Development Department to maximize volunteer, in-kind and donation resources. Housing Consultants Group worked with NC Realtors Association Foundation to access funding for rent, mortgage and insurance deductible assistance to over 150 households. These efforts continue to help with housing stability and bringing insurance-funded repairs to completion.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Goal 1: Improve the physical environment in racially concentrated areas of poverty

The City continues to invest in existing housing rehabilitation programs including special programs for units under Code Compliance actions and lead based paint hazard remediation.

The City enhanced its downpayment assistance program to include a \$5,000 bonus for purchase of a house in a Redevelopment Area.

The City continues to provide homeownership counseling and education targeted to lower income households.

The City continues to invest CDBG funds in the identified Redevelopment Areas in support of the housing and neighborhood objectives outlined in the Redevelopment Area plans. The City's Affordable Housing Development request for proposals process awards points for projects which meet the objectives of adopted City plans.

Goal 2: Decrease the disparity in access to higher opportunity areas for lower income households, especially members of the protected classes

The Mobility Greensboro 2040 Short Term Transit Plan produced a new route structure with modifications beginning August 5, 2019. 14 out of the system's 17 daily routes will see changes in coverage including the addition, relocation, or removal of some bus stops in the city. Greensboro Transit Authority (GTA) has also created additional transfer points between routes to reduce the number of trips requiring transfers at the downtown depot.

Goal 3: Expand affordable housing opportunities in higher opportunity areas

The City's request for proposals process encourages development in higher opportunity areas through the allocation of scoring points for location and amenities.

The City increased its downpayment assistance program limit with Bond funds to improve affordability in higher opportunity areas.

As part of the Comprehensive Plan Update process, the City has sponsored a speakers series to bring in national experts to raise awareness of development options and best practices. Six sessions were held in the 2017/2018 fiscal year and the series wrapped up with Caroline Dwyer in March 2019 as she presented on "Planning for Health".

Goal 4: Increase the awareness of fair housing issues

The City's Human Relations Department conducts fair housing training and/or outreach events every year to educate residents, landlords, and other agencies on what fair housing means and how the City can provide assistance. With an increase in education, outreach, and advertising for fair housing assistance, the Fair Housing Assistance Program received 11 cases during the fiscal year. In the future, the Human Relations team will continue to monitor existing fair housing issues and remain diligent about emergent issues, such as evictions, displacement, and transition housing that may have an impact on fair housing choice in the jurisdiction.

The Neighborhood Development Department will complete an updated Analysis of Impediments to Fair Housing Choice in fall of 2019 to inform the 2020-2024 Consolidation Plan and identify new goals and strategies to ameliorate impediments to fair housing.

CR-40 - Monitoring 91.220 and 91.230

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

Partners Ending Homelessness (PEH) administers the Homelessness Prevention Services program for the City of Greensboro. The City conducts a site visit and a programmatic and financial audit of PEH and the sub-agencies to verify that compliance with the agreement and CDBG and/or ESG regulations is maintained. PEH accompanies the City on site visits and reviews programmatic documentation. Additionally, performance is monitored through the submission of reports that document accomplishments and funds expended. As of July 1, 2019, City of Greensboro Neighborhood Development Department began administering homelessness prevention service contracts.

Central Carolina Health Network (CCHN) administers the HOPWA grant which provides housing services to low income persons with HIV/AIDS. Like the aforementioned program, CCHN monitors their subcontractor's program documentation throughout the year. The City conducts a site visit and programmatic and financial audit of CCHN to verify that compliance is maintained with the agreement and HOPWA regulations.

The Neighborhood Development Department monitors the programs funded by federal grants with the Internal Audit Department on an annual basis. This includes internal monitoring of City of Greensboro programs as well as the Greensboro Consortium partners' (City of Burlington, Alamance County, and Guilford County) rehabilitation programs for compliance with HOME regulations. Monitoring consists of a review of client files, work write ups, environmental reviews, and financial analysis of 15% of the activities completed in a fiscal year. Additionally, Neighborhood Development staff monitors activities completed by CHDOs on an annual basis. CHDO project monitoring consists of the same programmatic and financial review that adheres to the HUD monitoring checklist requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Public notice was advertised in the *News & Record*, the *Carolina Peacemaker*, *Qué Pasa*, and the City of Greensboro's website to review the draft CAPER. Per the Citizen Participation Plan, the notice and draft report were available online, at all Greensboro library branches, and the Greensboro Housing Authority office. A public comment period was open from September 6, 2019 – September 20, 2019. No comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Neighborhood Development and Internal Audit conducted programmatic and financial reviews for multi-family projects that have an active contract. The purpose of the review was to verify compliance with HOME written agreements and HOME program regulations. Items reviewed include external audits, tenant income certifications, lead based paint disclosures, rents, tenant leases, physical occupancy and vacant unit times. Each review included an on-site visit where property standards were inspected. Table 15 identifies the HOME funded projects that were reviewed during the year and any findings that were identified.

Management Company	Multi-Family Project	Finding/Concern
Wynnefield Properties, Incorporated	Alexander Homes	Compliant
Beacon Management Corporation	Churchview Farm Apartments	Compliant
Wynnefield Properties, Incorporated	Coley Jenkins Apartments	Compliant
Landura Management	Everitt Square	Compliant
The Servant Center	Glenwood House	Compliant
The Servant Center	Haworth House	Compliant
Affordable Housing Management, Incorporated	Hope Court	Compliant
East Greensboro Now	Jonesboro Landing I	Compliant
East Greensboro Now	Jonesboro Landing II	Non-compliant/corrective action required
Affordable Housing Management, Incorporated	Laurence Manor Apartments	Compliant
Ole Asheboro Street Neighborhood Association	Nettie Coad Apartments	Compliant
Partnership Property Management	Partnership Village III	Compliant
Peacehaven Farm, Inc.	Peacehaven Farms	Non-compliant/corrective action required
Beacon Management Corporation	Rankin King Farm Apartments	Compliant
Beacon Management Corporation	Rankin School Place Apartments	Compliant
Beacon Management Corporation	Seager Place Apartments	Compliant
Affordable Housing Management, Incorporated	Southwoods	Compliant
Affordable Housing Management, Incorporated	Sumner Ridge	Compliant
WRH Realty	The Havens at Willow Oaks	Compliant
Beacon Management Corporation	The Terrace at Rocky Knoll	Compliant
Affordable Housing Management, Incorporated	Windhill Court	Compliant
Affordable Housing Management, Incorporated	Windhill Development	Compliant

On-site Inspections of Affordable Rental Housing Assisted Under the HOME Program

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)**

The Affirmative Marketing policy is designed to reach both mainstream and under-served populations. The policy's goal is to provide information and attract eligible persons to affordable housing. All rental properties that have a HOME or CDBG investment are monitored annually and the affirmative marketing plans are included in property reports for the City to review.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During fiscal year 2018-2019, program income in the amount of \$49,714.01 was used for down-payment assistance for 4 homebuyer units and the rehabilitation of 1 homeowner unit. Table 16 describes the owner and tenant characteristics of the beneficiaries.

	Project			Race				Median Income				
	Act#	# of Units	Household Size	Black #	White #	Other #	Hispanic #	0-30%	31-50%	30-50%	51-60%	61-80%
Homebuyer assistance	2100	1	4	4						1		
Homebuyer assistance	2101	1	3	3								1
Homebuyer assistance	2117	1	1		1							1
Homebuyer assistance	2109	1	1		1						1	
Homeowner Rehabilitation	2105	1	1		1						1	

Amount and Use of Program Income

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City provided \$1,430,019 in HOME funds as development gap subsidy assistance to the Muirs Landing and Foxworth II multi-family developments consisting of a total of 84 units. Muirs Landing is financed with a private bank loan, Low Income Housing Tax Credits, a North Carolina Rental Production Program loan, grants and owner equity contributions. Foxworth II is a Greensboro Housing Authority (GHA) project financed with North Carolina Housing Finance Agency Supportive Housing Development Program funds and GHA resources.

During fiscal year 2018-2019, the Code Compliance Division and the Minimum Housing Standards Commission, along with the Greensboro Housing Coalition and other local housing advocates and non-profits, worked with property owners citywide and were able to bring 1,366 housing units into compliance with the City's Minimum Housing Standards.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	4
Tenant-based rental assistance	70	56
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	6
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

The HOPWA program was successful in enabling HOPWA beneficiaries to access a stable living environment through tenant-based rental assistance (TBRA), short-term rent, mortgage, and utility assistance, and permanent housing placement assistance.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	GREENSBORO
Organizational DUNS Number	071572374
EIN/TIN Number	566000230
Identify the Field Office	GREENSBORO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Greensboro/High Point CoC

ESG Contact Name

Prefix	Ms
First Name	Elizabeth
Middle Name	E
Last Name	Danley
Suffix	0
Title	Homelessness Prevention Program Coordinator

ESG Contact Address

Street Address 1	300 W. Washington St.
Street Address 2	0
City	Greensboro
State	NC
ZIP Code	-
Phone Number	3363737960
Extension	0
Fax Number	3363732153
Email Address	Elizabeth.Danley@greensboro-nc.gov

ESG Secondary Contact

Prefix	Mr
First Name	BURNICE
Last Name	TAYLOR
Suffix	0
Title	ADMINISTRATIVE SERVICES DIVISION MANAGER
Phone Number	3363732538
Extension	0
Email Address	LAMONT.TAYLOR@GREENSBORO-NC.GOV

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2018
Program Year End Date 06/30/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: GREENSBORO URBAN MINISTRY
City: GREENSBORO CONSORTIUM
State: NC
Zip Code: ,
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 29094

Subrecipient or Contractor Name: Family Service of the Piedmont
City: Jamestown
State: NC
Zip Code: 27282, 8948
DUNS Number: 004983800
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 32757

Subrecipient or Contractor Name: PARTNERS ENDING HOMELESSNESS
City: High Point
State: NC
Zip Code: 27262, 4805
DUNS Number: 033315523
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 13317

Subrecipient or Contractor Name: Salvation Army Greensboro

City: Greensboro

State: NC

Zip Code: 27406, 1311

DUNS Number: 966667859

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 127710

Subrecipient or Contractor Name: YWCA of Greensboro

City: Greensboro

State: NC

Zip Code: 27405, 6874

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 37001

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	73,000
Total Number of bed-nights provided	62,153
Capacity Utilization	85.14%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City, Partners Ending Homelessness and the Guilford County Continuum of Care (COC) collaborated on the application process that determined the CDBG, ESG and Nussbaum grant allocations for the competitive grant sub-awards for fiscal year 2018-2019. Proposed activities were evaluated by the COC's System Performance and Evaluation Committee to determine the funding allocation and to award funding based on best use of overall monetary resources, priorities, performance and project scoring. The COC reviewed the funding application, scoring matrix and appeal process. The processes for funding guidelines and the City of Greensboro eligibility criteria are attached to this report for reference.

Note: Local dollars were included in the SAGE report as a result of reporting limitations in HMIS.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	56,719	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	56,719	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	82,979	100	28,605
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	459	12,106
Expenditures for Housing Relocation & Stabilization Services - Services	0	11,734	39,083
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	82,979	12,293	79,794

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	24,116	0	58,578
Operations	0	17,287	75,504
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	24,116	17,287	134,082

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	0
HMIS	0	0	0
Administration	13,282	13,362	1,733

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	177,096	42,942	215,609

Table 29 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	152,346	90,139	128,365
State Government	0	0	0
Local Government	0	0	100,185
Private Funds	47,765	0	0
Other	0	110,250	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	200,111	200,389	228,550

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	377,207	243,331	444,159

Table 31 - Total Amount of Funds Expended on ESG Activities

CAPER Public Comments

No comments were received during the public comment period of September 6, 2019 – September 20, 2019. The CAPER was submitted to HUD via the IDIS eCon Planning Suite on September 27, 2019.