

2026-2027 Draft Annual Action Plan



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Executive Summary

AP-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 (HUD) Community Development Block Grant (CDBG) Program and serves as the lead entity for the City of Greensboro HOME Consortium, which also includes unincorporated Guilford County. This 2026-2027 Annual Action Plan covers the time period July 1, 2026-June 30, 2027 and is a component of the 2025-2029 Consolidated Plan for annual allocations of CDBG, Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), which covers a 3-county area including Guilford, Randolph, and Rockingham Counties.

The 2026-2027 Annual Action Plan identifies projects and programs that will utilize federal grant funding for the 2026-2027 fiscal year.

The draft 2026-2027 Annual Action Plan will be available for public review for a 30-day public comment period, March 12, 2026 – April 14, 2026. The Greensboro City Council held a public hearing for community input on the proposed 2026-2027 Annual Action Plan at the February 17, 2026 City Council meeting.

As of 3/12/2026, the City of Greensboro has not received FY 2026-2027 HUD allocations, therefore planned percentages of funding use are listed for each activity/project in this draft Annual Action Plan. Please note that information presented in this draft Annual Action Plan is subject to change prior to final submission to HUD but no substantive updates would be made without public input.

2. Summarize the objectives and outcomes identified in the Plan

The City of Greensboro has identified three primary objectives to address community needs as identified below.

Increase the supply of decent affordable housing. Cost of housing, development, and limited availability of units for renters and owners demonstrated the need to increase the supply of decent affordable housing within the City of Greensboro.

- Based on the needs assessment for the 2025 Consolidated Plan, Greensboro has a total of 133,029 housing units, with a majority renter population – 50.4 percent of households were renter-occupied and 49.6 percent were owner-occupied.
- Based on the market analysis for the 2025 Consolidated Plan, housing unit construction is lagging population growth. Between 2017 and 2022, total housing units in Greensboro grew by 3 percent while total population grew by 4.3 percent, despite decreasing household sizes.
- 19 percent of owner-occupied households are cost burdened (spending over 30 percent of income on housing) and 45.4 percent of renter occupied households are cost burdened.
- 43 percent (50,560) of all households earn 80% or less of the area median income [AMI], but only 12 percent of rental units are affordable. Affordability becomes scarce for very-low and extremely low-income households. Those earning 50% of the HUD Area Median Family Income [HAMFI] will find that only 4.8 percent of rental units are not a cost burden. Households earning 30% HAMFI, which make up 19 percent of rental households (totaling 12,738 households), have only 1,075 units are affordable to this income level (representing 1.8 percent of all rentals).

Promote a Suitable Living Environment. Conditions of housing, including overcrowding, cost burden and age of units, identified the need for an investment in promoting a suitable living environment.

- Severe overcrowding is the second most common housing problem in the Greater Greensboro area, particularly for single family household renters.
- Renters are more likely to experience at least one housing condition and owners are more likely to live in aging housing. There is 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.
- 40 percent of Greensboro’s housing stock was built prior to 1980, resulting in ongoing lead abatement needs. City of Greensboro Department of Housing and Neighborhood Development continues to provide grants to assist low-and moderate-income homeowners with addressing unsafe lead paint conditions that pose a potential health hazard to young children through the HUD-funded Lead Safe Housing Program.

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

Many central and east Greensboro census tracts have a low labor market index, which is an aggregate HUD measure of the relative intensity of the labor market engagement in human capital of a neighborhood by aggregating unemployment rate, labor force participation rate, and percent of residents with a bachelor's degree or higher by census tract.

- Expanding transportation options, increasing walkability, and improving recreational infrastructure will improve and modernize neighborhoods to increase commercial and local investments. Infrastructure projects that advance development, improve access and mobility within and between neighborhoods, and build connections to the greenway network will be considered as strategic priorities over the five-year Consolidated Plan period.

Greensboro continues to have a high need for affordable housing across all income levels and addressing these challenges requires ongoing commitments to public funding, private partnerships, and citywide education and outreach campaigns. The City's Housing GSO plan focuses efforts on four key areas: Affordable Rental Homes, Neighborhood Reinvestment, Access to Homeownership, and Supportive Housing. The City is also focused on the Road to 10,000 initiative to increase housing at all price points across the City.

3. Evaluation of past performance

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

The City of Greensboro has been successful in leveraging its allocations for programs that increase the supply of affordable housing, promote a suitable living environment, and expand economic opportunity.

Greensboro has leveraged its HUD funding with local funds and two voter approved housing bond measures to address housing needs through development of new affordable rental units and supportive housing units, with down payment assistance, and rehabilitated single-family units for low-to-moderate income families through several programs. Additionally, the City has funded efforts for homelessness prevention and rental assistance through the CoC, and supported shelter operations.

As required by HUD, the City submits a Consolidated Annual Performance and Evaluation Report (CAPER) in September of each year. Detailed summaries and reports of past performance are found in the CAPER submitted for each program year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The advertised public hearing was held on February 17, 2026, to get community feedback on things they would like to see incorporated into the 2026-2027 Annual Action Plan. There were no speakers present at the public hearing.

The public comment period will be held March 12, 2026 – April 14, 2026. Citizen participation for the Annual Action Plan was encouraged through newspaper notices, City Facebook postings, and City website updates. Hard copies of the Plans are available upon request at the Housing & Neighborhood Development Department at 300 W. Washington St. Greensboro, NC 27401.

5. Summary of public comments

All comments received during the public comment period will be updated in this section for the final Annual Action Plan.

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

All comments will be accepted and updated in this section for the final Annual Action Plan.

7. Summary

Comments received during the public comment period will be incorporated into the summary of public comments section.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Greensboro	Housing & Neighborhood Devel./City of Greensboro
HOPWA Administrator	Greensboro	Housing & Neighborhood Devel./City of Greensboro
HOME Administrator	Greensboro	Housing & Neighborhood Devel./City of Greensboro
ESG Administrator	Greensboro	Housing & Neighborhood Devel./City of Greensboro

Table 1 – Responsible Agencies

Narrative

The City of Greensboro is the responsible entity for administering and overseeing federal grants received through the US Department of Housing and Urban Development (HUD), with the Housing and Neighborhood Development Department as the responsible department. Housing and Neighborhood Development also works with other departments such as the Department of Community Safety for homeless services and shelter operations, the Human Rights Department on fair housing concerns, the Planning Department for redevelopment projects, the Parks & Rec Department for neighborhood facilities, and the Engineering and Inspections Department to provide building inspections on funded projects.

This Annual Action Plan states how the City of Greensboro and its departments will pursue its goals for community development and affordable housing programs. The Plan documents the stakeholder and public engagement 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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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

Coordination between public and assisted housing providers and health service agencies occurs through ongoing meetings and review of recommendations and relevant documents throughout the planning process. The City works closely with the Housing Authority of the City of Greensboro on the Willow Oaks redevelopment area, other housing developments, and rental voucher programs. The City works with the Guilford County Department of Public Health on lead paint remediation concerns and with other Guilford County social and health departments on homeless services coordination issues.

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 [CoC] for homeless populations is ongoing and occurs through ongoing dialog and feedback throughout the planning process for the Annual Action Plan. The City of Greensboro will continue to coordinate with the CoC as a resource to the local services organizations to engage in a strategic approach to addressing 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Greensboro Housing and Neighborhood Development Department's Supportive Housing Analyst and the Department of Community Safety will continue to work closely with the CoC to address public service needs in homelessness prevention. Throughout the fiscal year, the City has solicited feedback from the CoC members on allocation priorities, data collection, and programming. The City of Greensboro attends monthly CoC meetings and

engages in ongoing conversations with organizations to foster coordination. City staff serve on several CoC committees, including Coordinated Entry Case Conferencing, Coordinated Entry, HMIS and Data Sharing, Homelessness Taskforce, Housing Resource, and the Stronger Together Taskforce.

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

1	Agency/Group/Organization	Road to 10,000 Initiative-to increase housing capacity in Greensboro
	Agency/Group/Organization Type	Community Leaders Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Neighborhood Development staff attended ongoing Road to 10,000 meetings to analyze housing market trends, recommend policies to facilitate housing development, explore financial incentives to support housing projects, and to conduct community engagement. Input from stakeholders is used to identify and prioritize community needs, and provide input for the development of the action plan.
2	Agency/Group/Organization	Preservation Greensboro, Inc.
	Agency/Group/Organization Type	Historic Preservation Planning organization Other-Non profit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City is consulting with Preservation Greensboro on a study to determine the remaining historic inventory from the Cone Mills villages and to prepare an application to the North Carolina Historic Preservation Office for study list nomination.
3	Agency/Group/Organization	Interfaith Affordable Housing Initiative
	Agency/Group/Organization Type	Community Leaders Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy 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 Interfaith Affordable Housing Initiative was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
4	Agency/Group/Organization	Community Foundation of Greater Greensboro-Housing Committee
	Agency/Group/Organization Type	Philanthropic Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Housing and Neighborhood Development staff attended ongoing meetings to gather input from stakeholders to identify and prioritize community needs to develop strategies and goals for housing production.
5	Agency/Group/Organization	UNC School of Government-Development Finance Initiative
	Agency/Group/Organization Type	Housing Services - Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis 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?	Housing and Neighborhood Development staff attended ongoing meetings to gather input from key stakeholders to identify and prioritize community housing needs to develop strategies and action plans, to identify challenges and gaps, address community resources, and to promote the coordination of resources.
6	Agency/Group/Organization	Housing Consultant Group
	Agency/Group/Organization Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Consultant Group was engaged throughout the process to identify and prioritize community needs and provide insight into strategies to increase home ownership. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.

7	Agency/Group/Organization	Home Repair Program Partnership- Community Housing Solutions of Guilford, Habitat for Humanity for Greater Greensboro, Piedmont Triad Regional Council, Duke Solutions
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Home Repair Program partner agencies were engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of homeowner repair resources and refine community development strategies and programs.
8	Agency/Group/Organization	Community Housing Solutions of Guilford, Inc.
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	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 engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
9	Agency/Group/Organization	Reinvestment Neighborhoods: Dudley Heights, Kings Forest, Mill District, Glenwood, Random Woods
	Agency/Group/Organization Type	Neighborhood Organizations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 UNC School of Government’s Development Finance Initiative staff conducted a market and neighborhood study process to gather input from stakeholders to identify and prioritize community needs to develop strategies and goals for housing market stabilization and neighborhood improvements.
10	Agency/Group/Organization	CoC Member Agencies

	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Homeless Services-Education Services-Employment Service-Fair Housing Services –Domestic Violence Victims & Survivors Services-Health Services- Persons with HIV/AIDS Other government-County Other government- Local PHA Other-legal
	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 Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Access to decent, affordable housing HOPWA Strategy Other-legal
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CoC member agencies were engaged through regular CoC meetings and provided feedback on community needs, funding priorities, and goals. Representatives include individuals from community agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, legal services and social services.
11	Agency/Group/Organization	Triad Real Estate and Building Industry Coalition
	Agency/Group/Organization Type	Other-coalition advocating for responsible development, sustainable growth and vibrant communities.
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Neighborhood Development staff attended ongoing meetings to gather input from stakeholders to identify and prioritize community needs to develop strategies and goals for housing.
12	Agency/Group/Organization	GCSO- Jail Diversion Program
	Agency/Group/Organization Type	Services-Homeless

		<p>Services-Health</p> <p>Services-Persons with Disabilities</p> <p>Services-Education</p> <p>Service-Fair Housing</p>
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Anti-poverty Strategy</p> <p>Access to decent, affordable housing</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>CoC member agencies were engaged through regular CoC meetings and provided feedback on community needs, funding priorities, and goals. Representatives include individuals from community agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, legal services and social services.</p>
13	Agency/Group/Organization	The Servant Center
	Agency/Group/Organization Type	<p>Services - Housing</p> <p>Services-Homeless</p> <p>Services-Persons with Disabilities</p> <p>Services-Employment</p>
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Anti-poverty Strategy</p> <p>Access to decent, affordable housing</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>CoC member agencies were engaged through regular CoC meetings and provided feedback on community needs, funding priorities, and goals. Representatives include individuals from community agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, legal services and social services.</p>
14	Agency/Group/Organization	Guilford County Emergency Services
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	<p>Non-housing Community Development Strategy</p> <p>Other (Specify): Hazard Mitigation</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Guilford County Emergency Services department manages the regional Hazard Mitigation Plan and works with the City of Greensboro to increase community preparedness. Representatives with Guilford County Emergency Services provide ongoing input concerning Hazard Mitigation for input into the plan.
	Agency/Group/Organization	City of Greensboro Information Technology
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Other (Specify): Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Greensboro Department of Information Technology manages policy and city efforts to reduce the digital divide. Greensboro IT staff provides ongoing input on programming and accessibility of internet services within the community.
15	Agency/Group/Organization	Youth Focus
	Agency/Group/Organization Type	Services - Housing Services-Homeless Services-Health Services-Education Services-Persons with HIV/AIDS Service-Fair Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Access to decent, affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated	CoC member agencies were engaged through regular CoC meetings and provided feedback on community needs,

	outcomes of the consultation or areas for improved coordination?	funding priorities, and goals. Representatives include individuals from community agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, legal services and social services.
16	Agency/Group/Organization	Family Services of the Piedmont
	Agency/Group/Organization Type	Services - Housing Services-Homeless Services-Health Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy Non-homeless Special Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy 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?	CoC member agencies were engaged through regular CoC meetings and provided feedback on community needs, funding priorities, and goals. Representatives include individuals from community agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, legal services and social services.
17	Agency/Group/Organization	Triad Health Project and Central Carolina Health Network
	Agency/Group/Organization Type	Services-Health Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy Non-homeless Special Needs Homelessness Strategy Homeless Needs - Chronically homeless Anti-poverty Strategy Access to decent, affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated	CoC member agencies were engaged through regular CoC meetings and provided feedback on community needs,

	outcomes of the consultation or areas for improved coordination?	funding priorities, and goals. Representatives include individuals from community agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, legal services and social services.
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Table 2- Agencies, groups, organizations and others who participated

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

The City of Greensboro has consulted applicable agencies for the preparation of the Annual Action Plan.

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?
Randleman Road Corridor Plan	City of Greensboro	This 2024 plan focuses on transportation improvements and reinvestment along the Randleman Road corridor.
South Greensboro Plan	City of Greensboro	This 2025 plan focuses on rezoning applications, property upkeep, park facilities, multifamily and commercial uses.
Gate City Blvd/Windsor-Nocho Park Plan	City of Greensboro	This catalytic City investment in the Windsor Chavis - Nocho Park facility and improvements will have a transformative effect on the surrounding neighborhoods. The plan includes elements to support the surrounding neighbors to minimize any negative effects of related development interests.
Better Bus Stops Plan	City of Greensboro	The Better Bus Stop Project is a systemwide initiative to improve bus stop accessibility, safety, comfort, and overall rider experience. A plan for improvements will be developed in 2026.
HOME-ARP Allocation Plan	Greensboro Housing and Neighborhood Development Department	This 2023 plan details how the city plans to use its HOME-ARP allocation.
GSO 2040 Comprehensive Plan	City of Greensboro	This 2020 update to the previous Comprehensive Plan, Connections 2025, expresses the community’s vision for what it strives to be in 2040. The plan creates a broad framework of policies for achieving that vision.
Housing GSO: Creating Opportunities to Build A Better Community	City of Greensboro Neighborhood Development Department	This 2020 plan was designed to guide the City’s public investments in affordable housing. During the development of the 2025-2029 Consolidated Plan, the Housing GSO plan was updated with additional focus group input and the draft plan will be recommended in 2026 for Council action.

Table 3 – Other local / regional / federal planning efforts

Narrative

City of Greensboro staff serve on various committees including the City's Road to 10,000 housing initiative and continue to engage stakeholders to provide perspectives regarding priority needs in the community. City staff collaborate on a regular basis concerning the above plans to provide and increase access to affordable and supportive housing, actively reinvest in neighborhoods to improve economic development, and to increase access to home ownership. Ongoing efforts to educate and advocate with all partners are necessary to achieve these goals.

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

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

Public participation is a key component of the planning process. Citizens were invited to provide their feedback through public hearing and public comment period. The following table captures these methods and their outcomes. The city uses input from citizens and its community development partners throughout the program year to determine housing and community development needs, set priorities, and develop strategies and actions to address those needs.

Public Hearing/Outreach/Engagement/Meetings An advertised public hearing was held at 5:30 pm on February 17, 2026 to get community feedback on things they would like to see incorporated in the Annual Action Plan. Outreach was made via local newspapers, City website, and social media posts for the public hearing and public comment period. No speakers presented at the public hearing and no additional comments were submitted at the public hearing.

Public Comment Period *Mar 12, 2026 – April 14, 2026*

Public Hearing/City Council approval City Council will be asked to approve the 2026-2027 Annual Action Plan at the **April 21, 2026** City Council meeting. This date is subject to change pending HUD announcement of 2026-2027 allocations.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing – City Council Meeting	Non-targeted/broad community-residents of Greensboro	No speakers presented at the public hearing.	N/A	N/A	https://www.greensboro-nc.gov/government/city-council/council-meetings
2	Public Notice and Comment Period	Non-targeted/broad community-residents of Greensboro	TBD	TBD	TBD	https://www.greensboro-nc.gov/departments/housing-neighborhood-development/housing-services/strategies-plans-documents

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2026-2027 Annual Action Plan identifies projects and programs that will utilize federal grant programs of CDBG, Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) during the program year period of July 1, 2026 – June 30, 2027. As of 3/12/2026, the City of Greensboro has not received FY 2026-2027 HUD allocations, therefore planned percentages of funding use are listed for each activity in this draft Annual Action Plan. The annual HOME allocation reflects the Greensboro HOME Consortium; the Program Income, Prior Year Resources, Total, and Expected Amount Available Remainder of the Con Plan reflect only the Greensboro HOME resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	TBD	50,000	0	TBD	TBD	CDBG funds will be used for housing rehabilitation/repair, neighborhood reinvestment, redevelopment, public infrastructure, emergency shelter, and program administration with a contingency fund. The City has \$0 prior year resources available for new projects.

HOME	Public - federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental – new construction, Multifamily rental – rehab, New construction for ownership, TBRA	TBD	300,000	0	TBD	TBD	HOME funds will be used for new construction of affordable rental housing serving households at or below 80% AMI, development of community housing development organization (CHDO) properties, homebuyer down payment assistance, and program administration. The City has \$0 prior year resources available for new projects.
HOPWA	Public – federal	Permanent housing in facilities, Permanent housing placement, Short term or Transitional housing facilities, STRMU, Supportive services, TBRA	TBD	0	0	TBD	TBD	HOPWA funds will be used for short-term rental, mortgage, and utility assistance (STRMU), Tenant-Based Rental Assistance (TBRA), Permanent Housing Placement (PHP), and supportive services for low-income persons living with HIV/AIDS. The City has \$0 prior year resources available for new projects.

ESG	Public - federal	Conversion and rehab for transitional housing, Financial Assistance, Overnight Shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing	TBD	0	0	TBD	TBD	ESG funds will be used for rapid rehousing support services for homeless individuals and families. The City has \$0 prior year resources available for new projects.
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Table 5 – Expected 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 investments through bank or other program loans, locally designated housing funds, housing bond funds, eligible tax credits, or grant 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) value of waived capacity use fees, 3) related City or County infrastructure investments, 4) eligible housing counseling services, or 5) other local investment in qualifying affordable housing.

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

The City has been working through its inventory of owned parcels to identify locations suitable for housing development and updating its disposition processes to facilitate the sale of land for affordable housing.

The City launched a study initiative regarding a Community Land Trust in 2024 to increase the number of affordable homes through existing properties. Community representatives are working on a development plan for that entity.

Discussion

Expected resources will be allocated based on the needs identified in the Consolidated Plan and supported by City departments and stakeholder engagement in developing the plan.

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

Goal 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	2026	2027	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	HOME Consortium Area HOPWA EMSA City of Greensboro	Housing Affordability & Access Quality Living Environments Homelessness Services	HOPWA: TBD HOME: TBD ESG: TBD	Rental units constructed: 16 HOME assisted units anticipated in a larger housing development Direct Financial Assistance to Homebuyers: 20 Households Assisted STRMU: 30 households Tenant Based Rental Assistance: 33 households Permanent Housing Placement: 15 households Rapid Rehousing: 26 Households Assisted
2	Promote a Suitable Living Environment	2026	2027	Non-Housing Community Development	Mill District Glenwood HOME Consortium Area HOPWA EMSA City of Greensboro	Quality Living Environments Homelessness Services	CDBG: TBD	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 590 Persons Assisted Street/Sidewalk/Acquisition: 100 people Homeowner Housing Rehabilitated: 32 Household Housing Unit Public Services-Emergency Shelter: 800 Persons Assisted Neighborhood Arts Program: 145 people
3	Expand Economic Opportunities	2026	2027	Non-Housing Community Development More access to employment, capital, and wealth building	South Greensboro, South Elm, Ole Asheboro, Arlington Park, Eastside Park Willow Oaks, Phillips-Lombardy, Glenwood, Mill District, Consortium based on need and site availability	Job Growth & Access	CDBG: TBD	Other: Neighborhood Arts Program: 5

Table 6 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Increase the Supply of Decent Affordable Housing	Project managers described new construction of affordable rental housing serving households at or below 80% AMI; development of community housing development organizations (CHDO's); rapid-rehousing for households experiencing homelessness; TBRA, STRMU, PHP, and supportive services for low income persons living with HIV/AIDS.
Promote a Suitable Living Environment	Project managers described activities to assess reinvestment strategies and opportunities throughout the city of Greensboro; emergency shelter; neighborhood arts program; Lead Safe housing and housing rehabilitation; reinvestment activities in Greensboro neighborhoods as outlined in the Housing GSO 10-year Affordable Housing Plan.
Expand Economic Opportunities	Project managers described economic opportunities for local artists and residents. (Improve provision of public services concerned with employment. Increase provision of jobs to low-income persons living in areas affected by those programs and activities. Increase provision of jobs resulting from carrying out activities under programs covered by the plan.)

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following list identifies the individual projects recommended for the FY 2026-2027 project year.

#	Project Name
1	FY 26/27 – Greensboro Administration
2	FY 26/27 Housing Rehabilitation/Repair – Healthy Homes
3	FY 26/27 Housing Rehabilitation/Repair
4	FY 26/27 Public Services-Emergency Shelter
5	FY 26/27 Park Renovation-Old Peck
6	FY 26/27 Park Renovation-Rosewood
7	FY 26/27 CDBG Contingency Fund
8	FY 26/27 Public Services-Neighborhood Arts Program
9	FY 26/27 Street/Sidewalk Improvements/Acquisition
10	FY 26/27 HOPWA
11	FY 26/27 Affordable housing development
12	FY 26/27 Affordable housing development – CHDO Set Aside
13	FY 26/27 Homebuyer down payment assistance
14	FY 26/27 Rapid-Rehousing

Table 8 – Project Information

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

As of 3/12/2026, the City of Greensboro has not received FY 2026-2027 HUD allocations, therefore planned percentages of funding use are listed for each activity/project in this draft Annual Action Plan.

Projects were determined based on priorities determined by program applications, the analysis of community needs in the Consolidated Plan, and the estimated available funding. The needs for affordable housing, homeless services, and economic opportunities are greater than the available funding sources and projects were selected based on the most critical need and the impacts for the households and community served.

AP-38 Project Summary

Project Summary Information

1	Project Name	FY26/27 – Greensboro Administration
	Target Area	Mill District South Elm Willow Oaks HOME Consortium Area HOPWA EMSA City of Greensboro
	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: 20% HOME: 10%
	Description	Administration and planning to operate the CDBG and HOME programs.
	Target Date	6/30/2027
	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.
2	Project Name	FY 26/27 Housing Rehabilitation/Repair – Healthy Homes
	Target Area	City of Greensboro Neighborhood Reinvestment Areas
	Goals Supported	Promote a Suitable Living Environment
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	CDBG: 9.85%
	Description	Assist income qualified homeowners to obtain lead hazard evaluation and remediation services, home rehabilitation, and healthy home services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	12 housing units
	Location Description	Various sites throughout the City of Greensboro
	Planned Activities	Lead hazard evaluation and remediation, homeowner rehabilitation, healthy homes services, emergency repair.
3	Project Name	FY 26/27 Housing Rehabilitation/Repair
	Target Area	City of Greensboro Neighborhood Reinvestment Areas
	Goals Supported	Promote a Suitable Living Environment

	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	CDBG: 19.69%
	Description	Program is designed to assist income qualified homeowners to receive critical systems repair services. Program works in conjunction with home repair partners in the area.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 housing units
	Location Description	Various sites throughout the City of Greensboro
	Planned Activities	Homeowner rehabilitation; emergency repair
4	Project Name	FY 26/27 Public Services-Emergency Shelter
	Target Area	City of Greensboro
	Goals Supported	Promote a Suitable Living Environment
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	CDBG: 12.6%
	Description	Funds are used to support staffing costs and shelter operations.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 800 individuals will be served.
	Location Description	City of Greensboro

	Planned Activities	Emergency shelter services
5	Project Name	FY 26/27 Park Renovation-Old Peck
	Target Area	Glenwood
	Goals Supported	Promote a Suitable Living Environment
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	CDBG: 10.87%
	Description	Old Peck construction phase II
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	310 individuals
	Location Description	Glenwood
	Planned Activities	Park enhancement, walking trail, bike racks
6	Project Name	FY 26/27 Park Renovation-Rosewood
	Target Area	Mill District
	Goals Supported	Promote a Suitable Living Environment
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	CDBG: 9.84%

	Description	Rosewood Park-park renovation
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	280 individuals
	Location Description	Mill District areas
	Planned Activities	Custom picnic shelter
7	Project Name	FY 26/27 CDBG Contingency Fund
	Target Area	City of Greensboro
	Goals Supported	Promote a Suitable Living Environment
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	CDBG: 3.72%
	Description	CDBG contingency will capture any overage from eligible FY 2026-2027 CDBG-funded activities and support the need for additional CDBG funds for any of the outlined CDBG-eligible activities in the FY 2026-2027 AAP that would cover a change in use from one eligible activity to another.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	City of Greensboro
	Planned Activities	Other
8	Project Name	FY 26/27 Public Services Neighborhood Arts Program
	Target Area	South Greensboro, South Elm, Ole Asheboro, Arlington Park, Eastside Park Willow Oaks, Phillips-Lombardy, Glenwood, Mill District, Consortium based on need and site availability
	Goals Supported	Promote a Suitable Living Environment, Economic Opportunities
	Needs Addressed	Quality Living Environments
	Funding	CDBG: 2.36%
	Description	CDBG funds will support artist-led workshops and neighborhood arts activities that build creative skills, strengthen community connections, and create modest economic opportunities for local artists and residents. Services will be free and targeted to low- and moderate-income residents in alignment with the City of Greensboro's Consolidated Plan goals.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The program anticipates serving approximately 150-250 low- and moderate-income individuals annually through activities delivered in 3-4 neighborhood locations.
	Location Description	City of Greensboro
	Planned Activities	Workshops and neighborhood arts activities; economic opportunities for local artists and residents.
9	Project Name	FY 26/27 Street/Sidewalk Improvements/Acquisition
	Target Area	City of Greensboro
	Goals Supported	Promote a Suitable Living Environment

	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	CDBG: 11.07%
	Description	Assess reinvestment strategies and opportunities throughout the City of Greensboro. Including, but not limited to, neighborhood and public facilities, infrastructure, historic preservation, and acquisition and demolition/disposition.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Proposed count is 100 people
	Location Description	City of Greensboro
	Planned Activities	Assess reinvestment strategies and opportunities throughout the City of Greensboro. Including, but not limited to, neighborhood and public facilities, infrastructure, historic preservation, and acquisition and demolition/disposition.
10	Project Name	FY 26/27 HOPWA
	Target Area	HOPWA EMSA
	Goals Supported	Increase the Supply of Decent Affordable Housing
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOPWA: 100%

	Description	HOPWA will provide Tenant Based Rental Assistance (TBRA), Short-term Rent, Mortgage, Utility Assistance (STRMU), and Permanent Housing Placement (PHP). The target population consists of households with one or more individuals diagnosed with HIV/AIDS and an income at or below 80% of the area median.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Goals for households served by program: 33-TBRA, 30-STRMU, 15-PHP
	Location Description	HOPWA EMSA
	Planned Activities	Tenant-based rental assistance, STRMU, Permanent Housing Placement
11	Project Name	FY 26/27 Affordable housing development
	Target Area	HOME Consortium Area
	Goals Supported	Increase the Supply of Decent Affordable Housing
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOME: 53.92%
	Description	Production of affordable multi-family rental housing serving households at or below 80% of the area median income (AMI). Projects will be selected through the annual RFP process and Council approval.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Proposed count-16 HOME-assisted units anticipated in a larger housing development
	Location Description	Various sites throughout the City of Greensboro
	Planned Activities	Rental units constructed or preserved
12	Project Name	FY 26/27 Affordable housing development – CHDO set aside
	Target Area	HOME Consortium Area
	Goals Supported	Increase the Supply of Decent Affordable Housing
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOME: 12.32%
	Description	Development of community housing development organization (CHDO) properties.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	To be determined by project selection
	Location Description	Various sites throughout the City of Greensboro
	Planned Activities	Single family units – new construction, single family units – rehabilitation
13	Project Name	FY 26/27 Homebuyer Down Payment Assistance
	Target Area	HOME Consortium Area
	Goals Supported	Increase the Supply of Decent Affordable Housing

	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	HOME: 23.76%
	Description	Provision of homebuyer assistance to low-to-moderate-income first-time homebuyers at or below 80% AMI. Eligible households will be served up to \$30,000 each for homebuyer down payment assistance.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 households will be served
	Location Description	Various sites throughout the City of Greensboro
	Planned Activities	Direct Financial Assistance to Homebuyers
14	Project Name	FY 26/27 Rapid Re-housing
	Target Area	City of Greensboro
	Goals Supported	Increase the Supply of Decent Affordable Housing
	Needs Addressed	Housing Affordability & Access Quality Living Environments
	Funding	ESG: 100%
	Description	ESG funding will focus on Rapid Rehousing (RRH), which provides permanent housing opportunities to households experiencing homelessness with incomes at or below 30% of the Area Median Income (AMI).
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 26 households will be served
	Location Description	Various sites throughout the City of Greensboro
	Planned Activities	Rental assistance

Table 9 – Project Summary

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

Target Areas within the City of Greensboro were selected within the 2025-2029 Consolidated Plan according to housing and community needs analysis and census tract data. The Redevelopment neighborhoods of Eastside Park, Ole Asheboro, South Elm, and Willow Oaks have a majority of low-income households with high concentration of minority residents. As projects are identified, the City of Greensboro will prioritize allocations in these areas in order to improve housing conditions and access to affordable housing, increase access to public transportation and job opportunities, and provide opportunities for neighborhood investment and homeownership.

The Housing GSO plan identified 5 neighborhoods for reinvestment activities: Kings Forest, Mill District, Dudley Heights, Random Woods and Glenwood. The City will be conducting needs surveys and developing targeted incentives to help support housing needs in these neighborhoods.

The HOME Consortium boundaries include the City of Greensboro and unincorporated Guilford County (excluding the City of High Point). All areas of the consortium have a significant concentration of low-income individuals with an identified need for new and rehabilitated affordable housing.

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

Geographic Distribution

Target Area	Percentage of Funds
Eastside Park	
Ole Asheboro	
South Elm	
Willow Oaks	
HOME Consortium Area	100% HOME
HOPWA EMSA	100% HOPWA
Dudley Heights	
Glenwood	10.87% CDBG
Kings Forest	
Mill District	9.84% CDBG
Random Woods	
Hampton	
City of Greensboro	79.29% CDBG 100% ESG

Table 10 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Target Areas selected are the focus of long-term redevelopment or reinvestment projects and based on the Housing GSO recommendations for housing affordability and revitalization for neighborhoods to support low-to-moderate income households and leverage funding sources to increase impacts. Funds will be invested throughout the City of Greensboro and the Consortium Area for projects and programs that provide outcomes in support of the City’s 2025-2029 Consolidated Plan goals. The Consortium area is defined as the City of Greensboro and unincorporated Guilford County. All annual program activities work to support LMI residents and ensure adherence to program requirements.

Discussion

It has been a long-standing City policy to focus investments in areas with the greatest demonstrated need. Geographic distribution of funds is based on identified projects and activities, rather than based on percentages. The remaining percentage of funds will be allocated across all designated target areas and the City as a whole based on need and anticipated projects. Future target areas will include those outlined as reinvestment areas in *Housing GSO*. These reinvestment areas include the Mill District, Kings Forest, Dudley Heights, Glenwood, and Random Woods.

Affordable Housing

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

Introduction

The City of Greensboro is committed to supporting long-term redevelopment projects along with strategies for increasing housing affordability and revitalization of neighborhoods to support low-to-moderate income households.

One Year Goals for the Number of Households to be Supported	
Homeless	1630
Non-Homeless	0
Special-Needs	60
Total	1690

One Year Goals for the Number of Households Supported Through	
Rental Assistance	80
The Production of New Units	16
Rehab of Existing Units	37
Acquisition of Existing Units	20
Total	153

Table 11 – One Year Goals for Affordable Housing by Support Type

Discussion

These numbers represent the City of Greensboro as the Lead Entity of the Greensboro HOME Consortium (City of Greensboro and incorporated Guilford County).

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

Introduction

Greensboro Housing Authority (GHA) is the largest provider of affordable housing in Greensboro.

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

GHA collaborates with the City of Greensboro on development and voucher activities and through the Greensboro Housing Development Partnership, whose purpose is accomplishing affordable housing program activities.

GHA also continues repositioning its assets, using the Rental Assistance Demonstration (RAD) Program, Low-Income Housing Tax Credits, and other available programs, which has been a long-term effort to renovate and update all of its communities. In particular, GHA is working on redeveloping Smith Homes into 'The Arbors at South Crossing.' New infrastructure construction for the site, involving both public and private components, is set to begin in 2025, paving the way for multiple phases of new housing development.

The Arbors at South Crossing is a multi-phase, mixed-income development that aims to replace outdated public housing with high-quality residential units. GHA is preparing to commence vertical construction in the upcoming year, representing a significant milestone in the project's implementation, and demonstrating readiness to translate planning and investment into housing delivery.

GHA also offers programs to residents through a resident success model named 'Life Success University' to encourage upward mobility for youth, seniors, and families. The model, which integrates supportive services, education, workforce development, and mobility-focused programming ensures that redevelopment activities are paired with strategies that promote economic self-sufficiency, housing stability, and long-term resident success.

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

The City of Greensboro remains committed to partnering with GHA which includes fostering meaningful community engagement and sustaining collaborative efforts that promote housing production and neighborhood revitalization.

The City will continue to support GHA as it advances new developments initiatives and undertakes the redevelopment of its housing stock as well as acquisition of projects to stimulate and bolster housing production. Also, the City seeks to support efforts to pursue strategic opportunities—such as Opportunity Zones, Choice Neighborhoods Initiative—that

strengthen housing supply, enhance community outcomes, and advance long-term redevelopment goals with these funding opportunities.

GHA is an active member of the CoC, and a HUD-approved Housing Counseling Agency that delivers comprehensive homeownership and financial capability programs in its service area to promote financial stability and wealth building opportunities by providing educational programming. Through collaboration with local partners, GHA supports individuals in building financial capacity and achieving sustainable homeownership outcomes. These efforts are achieved through offering programs which are designed to educate about financial stability and wealth-building and training, connecting participants with reputable lenders and real estate professionals, and linking current and prospective homeowners to available resources.

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

Not applicable.

Discussion

The Greensboro Public Housing Authority continues to provide safe, decent, affordable housing for low-income households. GHA is actively working to improve current units, pursue future development locations, and seek additional opportunities for residents to improve their financial and housing stability. The City of Greensboro continues to build its relationships with GHA to provide support and coordination for improved housing outcomes.

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

Introduction

Homelessness prevention, rapid re-housing, emergency shelter and emergency assistance is funded through ESG and CoC allocations, as described in the 2025-2029 Consolidated Plan. The City of Greensboro continues to engage with CoC service providers to coordinate services, meet client needs, and work towards eliminating homelessness through the implementation of specialized housing initiatives and rapid re-housing. The Housing and Neighborhood Development Department continues to work in collaboration with providers, offering resources on the City's website and directing residents to qualified agencies. Residents at imminent risk of homelessness (within 72 hours) are directed to Coordinated Entry and United Way's 211 dispatch. Individuals and families with other special needs, including those living with HIV/AIDS are directed to Central Carolina Health Network and Triad Health Project.

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

The City plans to capitalize and further expand on existing activities for homelessness prevention, including rapid re-housing, tenant based rental assistance, short-term rent, mortgage and utility assistance, and permanent housing placements with ESG and HOPWA grants. The strategic goal of emphasizing homeless prevention reduces increased emergency needs and reactionary approaches to understood housing challenges. In addition to direct assistance and supportive services, the City is encouraging affordable housing development initiatives, especially among developers that have leveraged Low Income Housing Tax Credits. Support is provided through coordination with housing developers and funding opportunities, with the expectation that developments will support income and HOPWA-eligible populations. The City's goal is to see more affordable housing developments offer permanent supportive housing. The collective approach of keeping people housed while producing affordable housing, is the crux of the City's homeless reduction initiative.

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

In addition to hotlines and CoC operations, the City directly and indirectly supports a number of social service entities that engage in outreach to homeless persons in accordance with the individual agency's approach and population emphasis. Family Services of the Piedmont is a local community-based organization serving individuals and families facing critical hardships involving domestic violence. The entity is currently operating two domestic violence shelters, one in High Point and the second in Greensboro. Financial literacy is a key component of programming, as the population served is at particularly high-risk of financial instability, further

inhibiting opportunities to attain permanent housing. Central Carolina Health Network and Triad Health Project are the largest HIV service providers in the community with a focus on connecting eligible participants to HOPWA programming and healthcare services. Triad Health Project operates a food pantry and day shelter, as an opportunity to provide services and connect with those in need of services.

The Interactive Resource Center is a highly trusted community agency providing services to homeless or those at risk of homelessness to the City at-large. Services include a day shelter, winter emergency services and, warming centers, showers, mail delivery, laundry, vital record attainment, resource navigation and case management. A PATH team performs targeted outreach activities, with a focus of providing comprehensive services focused on mental health treatment and housing, through the Interactive Resource Center. Teams identify and work with chronically homeless individuals to place them into housing and provide supportive services.

The City's Community Safety Department operates GSO HOME (Homeless Outreach Mobile Engagement), to engage high-risk and hard-to-reach individuals who are experiencing homelessness in Greensboro. GSO HOME targets areas with high concentrations individuals experiencing homelessness, which includes downtown Greensboro and surrounding encampments. Along with case management, GSO HOME offers peer support, intensive engagement and a pathway to permanent housing.

Addressing the emergency shelter 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, including those described above. Program monitoring and financial review services provided by the City establish accountability for other funders to use in their decision-making processes.

Initiatives funded by other local sources include Winter Emergency shelters in partnership with faith-based organizations. The Winter Emergency (WE) Shelter program provides temporary shelter beds in various churches, as a supplement to the more permanent shelter facilities.

Additionally, since 2022, the City of Greensboro provides 83 beds in the form of pallet shelters and RVs to eligible individuals experiencing homelessness during the winter months. Onsite security and case management is provided by local agencies. Clients have access to onsite restrooms with showers and are given bus passes to access other needed services.

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 component of the City's goals for ending homelessness. There is an understanding among public officials and community agencies that homelessness reduction efforts require a holistic approach to addressing social and economic barriers. In addition to offering housing-oriented services, such as emergency shelter and permanent housing placement, there is an emphasis placed on case management services. Social service programming layers healthcare services, workforce development, financial literacy, and resource navigation as a means of supporting long-term housing stability for residents. With community collaboration around social services, the City is committed to supporting housing efforts through continued partnership with CoC service providers to remain abreast of homelessness trends and needs in an effort to eliminate homelessness through the implementation of various housing initiatives like TBRA and rapid re-housing.

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.

A cost-effective and minimally disruptive way to prevent episodic homelessness is to stabilize households who are at risk of losing housing by providing access to supportive services that help individuals and households reach and maintain self-sufficiency. This approach is guided by an analysis of indicators that often led to homelessness in an effort to identify households and provide services. Emergency rental, utility, and food assistance, are all methods the City and partners implement as a means of remediating imminent homelessness among low-income individuals and families.

Discussion

The City of Greensboro continues to support rapid re-housing, emergency shelter operations, emergency assistance, and permanent supportive affordable housing development activities in cooperation with cities, counties, developers, and community partners working to end homelessness. Homeless services place emphasis on well-rounded social supports as a mechanism to ensure long-term housing stability, as residents transition into permanent

housing. Similarly, affordable housing development activities are encouraged to provide permanent supportive housing as an ongoing service, especially for chronically homeless and other special needs populations. Various resources are leveraged to address homelessness including local funds, private dollars, and HUD-funded initiatives. The holistic approach will persist as a means of making homelessness rare, brief and non-recurring.

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

The City of Greensboro over recent years has partnered with Central Carolina Health Network (CCHN) and Triad Health project for providing services for persons living with HIV/AIDS under the HOPWA program. The City intends to utilize Central Carolina Health Network as a unique provider in the network administrator role for the HOPWA funds for the feasible future.

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	30
Tenant-based rental assistance	33
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	15
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	78

Table 12 – HOPWA Goals

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

Introduction

The City completed the 2025 Analysis of Impediments in line with the submission of the 2025-2029 Consolidated Plan. The analysis identified policies and cultural barriers that may limit the accessibility of affordable housing.

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

1. Homebuyer Down Payment Assistance Program

The Homebuyer Down Payment Assistance (DPA) Program provides assistance to low- and moderate-income persons and families for the purchase of a home to be used as the primary residence. The City has increased the amount that eligible homeowners may receive up to \$30,000 for down payment and closing cost assistance in any area within Greensboro's limits. The loan is a five-year or ten-year, forgivable loan at zero percent interest. The DPA program is also linked to neighborhood revitalization efforts and *Housing GSO*, with program incentives to support investment in target areas.

2. Community Land Trust

In addition to the DPA program, the City carried out a community interest initiative around the development of a Community Land Trust [CLT] to acquire and redevelop properties for the purpose of establishing permanently affordable single-family units for homeownership. Local leaders are exploring the feasibility of launching a CLT.

3. Multifamily Affordable Housing Development

The Multifamily Affordable Housing Development Program provides loans to assist housing developers with building and/or rehabilitating affordable multifamily units. Program funds provide gap financing for projects containing eight or more units. The City releases a competitive RFP for securing funds on an annual basis. Applications are reviewed and forwarded as a recommendation to City Council. The Council then approves final decisions for each project's request for funding. The City plans to expand its development investments through opportunities that support deeper affordability, and improving partnerships between the City, GHA, developers, and investors. In addition, the City has launched the "Road to 10,000" initiative to create 10,000 new housing units in Greensboro to address a portion of the estimated housing needed by 2030.

4. Housing Rehabilitation Program

The housing rehabilitation program provides repair and rehabilitation services to owner-occupants with various repair needs. This helps to ensure homeowners have a suitable living environment and protects the quality of the housing stock in Greensboro neighborhoods. Based

on the needs assessment, the Housing GSO report, and the ongoing program waitlist, the City knows there is a high need for housing rehabilitation programming. The City will continue to leverage resources with its annual HUD funds to address major housing code and structural problems to improve housing safety.

5. Fair Housing

The City will provide ongoing outreach to the community at large to increase awareness of Fair Housing issues that residents may experience and review zoning ordinances that may limit development or access to reasonable and affordable housing.

Discussion

The City is committed to reviewing and addressing policies and other identified systems that create barriers to housing and opportunity.

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

Introduction

The City of Greensboro has established housing and neighborhood development priorities through the 10-year Housing GSO plan that was approved in 2020. Activities outlined in this Action Plan will be designed to support and meet the goals of the Consolidated Plan and the Housing GSO plan.

Actions planned to address obstacles to meeting underserved needs

Funds will be invested throughout the City of Greensboro and the HOME Consortium Area that focus on long-term redevelopment projects, as well as housing affordability and revitalization of neighborhoods to support low-to-moderate income households and leverage funding sources to increase impacts. The City of Greensboro is committed to supporting these redevelopment and reinvestment efforts and will continue to focus on revitalizing these neighborhoods.

Actions planned to foster and maintain affordable housing

The City intends to pursue long-term solutions to increase the availability of affordable housing through subsidies for affordable rental housing development, strategic infill projects within target areas to increase homeownership opportunities, and implementation of the Community Land Trust. The City will also continue supporting homebuyer assistance, homebuyer education, and homeownership counseling services.

The City manages Rapid Re-housing (RRH) to address immediate, short-term housing needs for eligible households, and homeowner rehabilitation to maintain current affordable housing stock. These programs address immediate needs for housing and keep households from living in units that may present health and safety issues and are falling into disrepair.

Actions planned to reduce lead-based paint hazards

The Housing and Neighborhood Development Department implements a Lead Safe Housing Program funded by the Office of Lead Hazard Control and Healthy Homes (OLHCHH). The City has received its seventh Lead Based Paint Hazard Reduction grant of \$4.7 million to reduce lead hazards and make healthy homes repairs in an additional 149 pre-1980 homes. The program provides grants to assist low-and moderate-income homeowners with addressing unsafe lead paint conditions that pose a potential health hazard to young children, as well as education,

training and outreach on lead hazards through neighborhood and other civic events.

Actions planned to reduce the number of poverty-level families

The City primarily funds projects and activities that directly serve households earning incomes below Greensboro's area median income. Housing & Neighborhood Development staff members continue working with residents, agencies and organizations to help households combat poverty. The City has set priorities and allocated funding to address homelessness, to provide for affordable rental housing rehabilitation and development, and to promote homeownership and neighborhood opportunities. Providing funding to help homeless residents transition into permanent housing, including permanent supportive housing, is a major component of Greensboro's anti-poverty strategy.

Actions planned to develop institutional structure

As a member of the CoC, the City supports the use of Coordinated Entry services with its agency partners to support increased capacity and use of services across the jurisdiction, allowing providers to identify gaps and needs that should be addressed. Understanding system gaps and needs also has impacts for housing providers and can be used to identify systems or structures the City can further support to improve housing quality and availability for low-income households.

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

Housing GSO strategies provide opportunities for further coordination between public and private organizations as development and investment opportunities become available. Additionally, the CoC and GHA gather and analyze information on beneficiaries in order to determine the broader needs of people experiencing housing accessibility, homelessness, service gaps, employment and education needs, and other resources to coordinate with partners.

The City continues to engage with a broad coalition of the faith community through the Interfaith Affordable Housing Initiative to collaborate, coordinate and educate on affordable housing issues and leverage resources for development.

Discussion

The City of Greensboro has a long-term strategic way forward to increase the quality and availability of affordable housing throughout the City and to provide opportunities within targeted neighborhoods to support and address needs.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income	\$50,000

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.	70%, 2024, 2025, 2026

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
All forms of investment are included.

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

When HOME funds are used to assist homeownership, the regulations require that the unit remain affordable for a minimum period, specified in the following 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 of the original HOME investment must be repaid at sale and used for other affordable, HOME-eligible housing activities.

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.

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 of Greensboro 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, CDBG, 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 will be subject to Recapture

Requirements (in which case funds would return to the program).

Community Land Trust - (CLT) – Redevelopment and reinvestment areas will be the focus of CLTs in Greensboro. The purpose of a CLT is to keep ownership retention and to keep homes affordable in the community for low- and moderate-income residents who own or rent housing. A CLT can intervene on foreclosures to help retain home ownership, and ensures resale is done to income qualified homebuyers. Affordability period terms are dependent upon the amount of funds provided.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not Applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not Applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable

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).

Homelessness Prevention projects can only serve individuals and families that have an annual median income (AMI) at 30% or below and annual recertification is required for continued assistance. Rapid Re-housing projects must re-assess individuals and families at the 12th month and total household income must be at or below 30% AMI.

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

The community's Coordinated Entry Lead Agency, will continue to operate the coordinated entry system. CoC members will integrate the coordinated entry system into its client intake processes to improve service capacity, case management, and identify households with the highest acuity needs.

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 addresses public service needs in homelessness through a request for proposals (RFP) process. Service providers apply for ESG funding based on the programs administered and the populations served. Application evaluation and scoring criteria is used to determine the awarded programs and amount of funds. In addition to ESG funds, Greensboro supplements the public service awards with CDBG 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.

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

5. Describe performance standards for evaluating ESG.

Submission of a monthly requisition request is required 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. A board approved independent external audit and auditor's management letter is due 180 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.