

# NOTES

TO: Honorable Mayor and City Council Members

FROM: Barbara Lipscomb, City Manager *BL*

DATE: November 16, 2016

SUBJECT: Materials for Your Information

Please find attached the following materials for your information:

1. A memo from Ben Griffith, Community Development Director, providing additional information on activities of the CDBG and HOME housing programs
2. A memo from Ben Griffith, Community Development Director, regarding the Down East Farmers Market at Five Points Plaza

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## Attachments

cc: Dave Holec, City Attorney  
Carol Barwick, City Clerk

# Memorandum

**To:** Merrill Flood, Assistant City Manager

**From:** Ben Griffith, AICP, Community Development Director *Ben*

**Date:** November 16, 2016

**SUBJECT:** HOUSING PROGRAMS

The following information is provided to City Council from questions that arose during the October 17, 2016 presentation of the FY 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) submittal to HUD.

There were several questions about the number of homes that were rehabilitated, how much was spent, the source of funding, and the location of the homes. The chart below, as found in the CAPER report, provides a breakdown for the number of homes built under the supervision of the City's Housing Division and the funding sources. CDBG is the Community Development Block Grant program. HOME is HOME Investment Partnership program. GUC is Greenville Utilities Commission's energy efficiency program and NCHFA is North Carolina's Home Finance Administration's urgent repair program.

Owner-Occupied Housing Rehabilitation Expenditures						
	2015-2016	Total Number of Units	Number in West Greenville	2016-2017 (as of July 2016)	Total Number of Units	Number in West Greenville
CDBG	\$245,045.34	9	2	\$134,101.58	4	0
HOME	\$63,722.57	1	1	\$63,657.03	1	1
GUC	\$23,632.00	4	1	\$79,466.60	6	1
NCHFA	\$26,033.00	4	2	\$10,091.41	2	0
<b>TOTALS</b>	<b>\$358,432.91</b>	<b>18</b>	<b>6</b>	<b>\$287,316.62</b>	<b>13</b>	<b>2</b>

Rehabilitation assistance is available for owner-occupied residences for those whose household incomes meet the current HUD guidelines for low and moderate incomes for the Greenville area. Since these programs are targeted towards owner-occupied dwellings, renters and investors are not allowed to participate. The only housing rehabilitation program available for rental properties is the HUD Healthy Homes Lead Based Paint Abatement Program. The last time the City was awarded one of these three-year grants was 2009, with that grant cycle ending in Spring 2012. From Fall 2009 through Spring 2012, 98 housing units were abated; 90 of

those were rental units and 76 were located in West Greenville. Housing Division staff is currently awaiting an announcement for the opening of the next grant cycle and intends to reapply.

The tables below provide a more detailed breakdown of the home rehabilitations conducted by the Housing Division from the most recent CAPER reporting period, as well as from the current program year from July 1 to October 31, 2016. Funding sources include CDBG, HOME and "Other" which is primarily GUC funds as part of their Energy Efficiency Program, and as noted with an \*, from the North Carolina Housing Finance Agency for urgent repairs.

<b>COMPLETED REHABILITATIONS 2015 - 2016</b>				
<b>Location</b>	<b>CDBG</b>	<b>HOME</b>	<b>Other*</b>	<b>Total</b>
1502 Halifax Avenue	\$0	\$63,722.57	\$0	\$63,722.57
628 Gooden Place	\$4,900.00	\$0	\$0	\$4,900.00
402 W 13 <sup>th</sup> Street	\$3,100.00	\$0	\$0	\$3,100.00
1800 S Pitt Street	\$12,444.19	\$0	\$0	\$12,444.19
403 Blount Street	\$10,291.00	\$0	\$7,157.00	\$17,448.00
1406 Spruce Street	\$0	\$0	\$8,000.00*	\$8,000.00
208 Academy Drive	\$36,530.15	\$0	\$0	\$36,530.15
1500 Cedar Lane	\$0	\$0	\$5,350.00	\$5,350.00
108 Fairwood Lane	\$0	\$0	\$7,058.00*	\$7,058.00
409 Ford Street	\$7,300.00	\$0	\$0	\$7,300.00
1209 Battle Street	\$0	\$0	\$6,200.00*	\$6,200.00
610 Roosevelt Avenue	\$153,785.00	\$0	\$0	\$153,785.00
1994 Wellon Road	\$9,745.00	\$0	\$8,000.00	\$17,745.00
212 Singletree Drive	\$0	\$0	\$15,900.00*	\$15,900.00
414 Sedgefield Drive	\$6,950.00	\$0	\$0	\$6,950.00
<b>TOTALS</b>	<b>\$245,045.34</b>	<b>\$63,722.57</b>	<b>\$57,665.00</b>	<b>\$366,432.91</b>

\* GUC funds and/or NC Housing Finance Agency funds

<b>COMPLETED REHABILITATIONS 2016 – 2017 (as of October 2016)</b>				
<b>Location</b>	<b>CDBG</b>	<b>HOME</b>	<b>Other*</b>	<b>Total</b>
104 Moore Road	\$53,582.74	\$0	\$9,727.00	\$63,309.74
403 Blount Street	\$64,989.84	\$0	\$0	\$64,989.84
1511 Greenville Blvd, SW	\$0	\$0	\$7,624.00*	\$7,624.00
2707 Webb Street	\$12,687.00	\$0	\$9,163.00	\$21,850.00
2700 Thackery Road #15	\$2,842.00	\$0	\$11,776.00	\$14,618.00
401 Oak Grove Avenue	\$0	\$0	\$22,850.00*	\$22,850.00
205 Davis Street	\$0	\$63,657.02	\$28,418.01	\$92,075.03
<b>TOTALS</b>	<b>\$134,101.58</b>	<b>\$63,657.02</b>	<b>\$89,558.01</b>	<b>\$287,316.61</b>

\*GUC funds and/or NC Housing Finance Agency funds

The CDBG and HOME programs allow a percentage of funds to be used for administration, which includes salaries, supplies, training and other specific uses. CDBG allows up to 20% and HOME is capped at 10%. The regional HUD offices monitor this constantly and closely, and

strongly encourage the participating jurisdictions to keep the amounts well below these caps, especially for CDBG.

Homes are being built through our partnership with the Greenville Housing Development Corporation and area Community Housing Development Organization (CHDO), Metropolitan Housing and Community Development Corporation. We have private developers building houses in West Greenville. Lincoln Park has 16 lots in the development. The City sells the property by Promissory Note / Deed of Trust to the developer. The City offers down payment assistance to qualified buyers. If the developer sells the property within the 24-month period, the Deed of Trust is released and the developer does not have to pay the City for the lot.

During the FY 2014-2015 period, one home was purchased with the 20% HOME Grant in the amount of \$17,440. The property was a newly-built home located within the West Greenville area near the Douglas Street Properties. Four homes were purchased with the 5% University/West Greenville Down Payment Assistance Program in the amount of \$31,150 and all four were located in the University area.

During the FY 2015-2016 period, three homes were purchased with the 20% HOME Grant in the amount of \$60,000. Two of the properties were homes built by the Greenville Housing Development Corporation, one in Lincoln Park and another on Fleming Street. The third home was for acquisition and relocation and was located on Clark Street. Two more homes were purchased with assistance from the City's 10% No-Interest Loan Program in the amount of \$20,380. Even though it's a no-interest loan that is paid back in monthly installments over the next ten years, many applicants cannot carry this additional amount of debt to qualify for a mortgage.

Expenditures by the CDBG sub-recipients for FY 2015-2016 can be found on page 8 of the CAPER. The numbers for FY 2015-2016 overlap slightly with other funds because none of the agreements line up exactly with the July 1 – June 30 Fiscal Year. The charts on the following page indicate the funding allocated for each agency for both Fiscal Years. The Affordable Housing Loan Committee (AHLIC) recommendation to City Council mirrored the Housing Division staff's recommendation and are shown in the same column.

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<b>2015-2016 Non-Profit Applications Public Service Funding Requests</b>			
<b>Agency Name</b>	<b>Project Name</b>	<b>Funding Requested</b>	<b>Staff/AHLC Recommendation</b>
Boys & Girls Club of Pitt County, Inc.	Club Academy	\$40,000.00	\$40,000.00
Center for Family Violence Prevention, Inc.	Crisis and Recovery Services	\$27,200.00	\$27,200.00
Literacy Volunteers of America – Pitt County	Adult Literacy and Workforce Readiness Skills	\$17,250.00	\$17,250.00
ECU/LWG Intergenerational Community Center	Youth Excelling for Success (YES)	\$15,000.00	\$15,000.00
<b>TOTALS</b>		<b>\$99,450.00</b>	<b>\$99,450.00</b>

<b>2016-2017 Non-Profit Applications Public Service Funding Requests</b>			
<b>Agency Name</b>	<b>Project Name</b>	<b>Funding Requested</b>	<b>Staff/AHLC Recommendation</b>
Pitt County Council on Aging	SAFE: Safe Aging for Everyone	\$10,000.00	\$8,000.00
Community Crossroads Center	Assessments/VISPDAT	\$8,924.50	\$8,000.00
Center for Family Violence Prevention, Inc.	Crisis & Recovery Empowerment	\$28,000.00	\$20,000.00
Boys & Girls Clubs of the Coastal Plain	Club Academy	\$30,000.00	\$20,000.00
L.I.F.E. of NC, Inc.	Pitt County Reentry Program	\$30,000.00	\$20,000.00
ECU/LWG Intergenerational Community Center	Youth Excelling for Success (YES)	\$15,000.00	\$12,000.00
Literacy Volunteers of America – Pitt County	Adult Literacy & Workforce Readiness Skills	\$17,500.00	\$12,000.00
<b>TOTALS</b>		<b>\$139,424.50</b>	<b>\$100,000.00</b>

I believe this answers the questions pertaining to the City's housing rehabilitation programs. Information regarding questions about the City's Small Business Plan Competition has been provided separately by Economic Development & Revitalization Manager Roger Johnson. If you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

## Memorandum

**To:** Merrill Flood, Assistant City Manager

**From:** Ben Griffith, Community Development Director *Ben*

**Date:** November 16, 2016

**Subject:** Down East Farmers Market

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The Down East Farmers Market, held on Saturday mornings at the Five Points Parking Lot in Uptown Greenville, has been closed for the season. Saturday, November 19 would have been the last market day of the season, but Maxine White, Executive Director for the Coalition for Healthier Eating, stated the market would close early this season, due to low turnout. A report on the Down East Farmers Market will be forthcoming.