



# 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

**City of Greenville, NC**  
Community Development  
201 W 5th Street  
Greenville, NC 27858

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

The Consolidated Annual Performance and Evaluation Report (CAPER) details the Housing and Community Development activities undertaken by the City of Greenville's Community Development Department during the program year 2016. This program year commenced on July 1, 2016 and ended June 30, 2017. The City of Greenville implemented projects and activities that were identified as the needs and priorities within the five (5) year Consolidated Plan. Priority needs from 2013 through 2018 calls for a continued concentrated effort within the West Greenville 45-Block Revitalization Area and Housing Rehabilitation within the entire jurisdiction of the City of Greenville. These efforts are designed to preserve the existing housing stock and provide decent, safe affordable housing. Within the City of Greenville, all efforts during the course of the five (5) year period will primarily focus on the needs within the boundaries of the West Greenville Redevelopment Area bounded by the Tar River on the north, Greene Street on the east, Tenth Street Connector on the south, and Memorial Drive on the west. The following activities are being carried out while addressing the needs in those areas: housing assistance through rehabilitation, preservation of the existing housing stock, new construction or infill development on vacant lots, down payment assistance, homeownership counseling, working with lenders to identify special programs/products for low to moderate income homebuyers, addressing lead-based paint issues, support and implement revolving loans for rehabilitation, support local Continuum of Care Plan, economic development, fair housing education, and overall neighborhood revitalization.

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create economic opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	2	2	100.00%			
Create economic opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	3	4	133.33%			
Create economic opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	10	0	0.00%			
Create economic opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	7	1	14.29%			
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	3	0	0.00%			
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	5	0	0.00%			

Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	60	14	23.33%	10	10	100.00%
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	7	0	0.00%	3	0	0.00%
Eliminate environmental hazards	Environmental	CDBG: \$	Brownfield acres remediated	Acre	1	0	0.00%			
Eliminate environmental hazards	Environmental	CDBG: \$	Buildings Demolished	Buildings	2	1	50.00%	2	1	50.00%
Eliminate environmental hazards	Environmental	CDBG: \$	Other	Other	15	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2	4	200.00%	215	534	248.37%
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	5	0	0.00%			

Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	1	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	7	10	142.86%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		350	118	33.71%
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homelessness Prevention	Persons Assisted	5	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	3	0	0.00%	85	0	0.00%
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Other	Other	0	0				
Support and create valuable programs	Non-Housing Community Development	CDBG: \$ / HOME: \$32000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	15	0	0.00%	225	389	172.89%

Support and create valuable programs	Non-Housing Community Development	CDBG: \$ / HOME: \$32000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		10	2	20.00%
Support and create valuable programs	Non-Housing Community Development	CDBG: \$ / HOME: \$32000	Homeless Person Overnight Shelter	Persons Assisted	0	0		85	0	0.00%

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

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

During FY 2016-2017, Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the 2013-2018 Consolidated Plan. Greenville’s total CDBG program allocations for FY 2016-2017 was \$796,296. Funds were distributed to high priority activities which were owner-occupied housing rehabilitation; acquisition of dilapidated/substandard properties; clearance and demolition; assistance to nonprofits, economic development, and administration. As per regulation, a jurisdiction cannot spend more than 15 percent of its allocated grant amount on public services and cannot spend more than 20 percent on administrative costs, irrespective of actual expenditures during the program year. The City budgeted \$100,000 for public services and \$151,000 for program administration – both coming below regulated spend limits.

Homeowner housing rehabilitation activities accounted for \$385,921. Various public services were conducted for the benefit of residents through nonprofit providers. For the program year 2016-2017, the 7 nonprofit providers (Subrecipients) were: Pitt County Council on Aging, The Greenville Community Shelters DBA Community Crossroads Center, Center for Family Violence Prevention, Boys & Girls Clubs of the Coastal Plain, L.I.F.E. of NC, Inc. DBA STRIVE, East Carolina University/Lucille W. Gorham Intergenerational Community Center & Literacy Volunteers of America Pitt County. The total funding allotted for these nonprofits was \$118,200.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	6	0
Black or African American	7	16
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>13</b>	<b>16</b>
Hispanic	0	0
Not Hispanic	14	16

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

### Narrative

While 30 households are reported as assisted through the CDBG and HOME programs, the number of total persons served by CDBG non-housing programs was 1,077 persons, with 122 identifying ethnically as Hispanic. The majority of persons served were Black with 674 persons assisted.

The City of Greenville has local target areas, as well as serving the community at large. These target areas are located within qualifying Census Tracts 37147000701 and 37147000702, which are primarily composed of African-Americans. According to HUD provided AFH data, these tracts qualify as R/ECAP tracts (racially/ethnically concentrated areas of poverty), which HUD defines as tracts with a non-white population of 50 percent or more, and with 40 percent or more individuals living at or below the poverty level.

The City also has a scattered site program which enables staff to reach a broader range of races, ethnicities and qualifying Census Tracts based on ACS data.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	796,296	917,384
HOME	HOME	328,801	158,125

Table 3 - Resources Made Available

### Narrative

CDBG funds in the amount of \$796,296 was made available in program year 2016, however \$917,384 was expended. Funds of \$121,088 carried over from the prior program year to complete public facilities and infrastructure improvements.

For HOME funds, \$318,801 was made available in 2016, however \$158,125 was expended. Two occupied homeowner housing units were rehabilitated in the program year through HOME funds. The City will continue to identify and rehabilitate housing units.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
GREENVILLE SCATTERED SITE AREAS	25		
West Greenville Redevelopment Area	75		

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The majority of the City's efforts are in the West Greenville Redevelopment Area. This area is bounded by the Tar River to the north, Greene Street to the east, the 10th Street Connector to the south, and Memorial Drive to the west. The following activities are being carried out while addressing the needs in those areas: housing assistance through rehabilitation, preservation of the existing housing stock, new construction or infill development on vacant lots, down payment assistance, homeownership counseling, working with lenders to identify special programs/products for low to moderate income homebuyers, addressing lead-based paint issues, support and implement revolving loan funds for rehabilitation, support local Continuum of Care Plan, economic development, fair housing education, and overall neighborhood revitalization.

In addition, to avoid deterioration of other parts of the City, funds were made available for housing rehabilitation and down payment assistance for residents citywide. However, the City of Greenville continued to expand the majority of CDBG and HOME allocations in the West Greenville Redevelopment

Area.

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## Leveraging

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

The citizens of Greenville have been very supportive of two separate bond referendums, in 1992 and again in 2004, to provide affordable housing and revitalization efforts. The City has been very successful over the past five years in partnering with private housing organizations. Staff has identified several resources available to support activities identified in the this Annual Action Plan. In Addition to CDBG and HOME funds, there are general fund revenues, local bond program, North Carolina Housing Finance Agency, private lending institutions, and private developers.

The City of Greenville completed (4) four multi-family developments, with the City contributing \$150,000 from HOME funds. From this the City was also able to obtain two (2) HOME units for elderly which must remain affordable over a twenty (20) year period. The total cost of the development is \$10,673,000, of which the City of Greenville would leverage upwards of \$10.5 million dollars for the project.

The City has partnered with Pitt County and the Community Crossroads Center in adding beds for both supportive and transitional housing. Over the next several years, City staff will continue to assist and partner with other agencies to ensure that both families and individuals have enough resources to fight their way out of poverty. In the prior year, the City of Greenville received \$100,000 from the local utility company to provide energy efficiency work for low to moderate income households. The utility company committed another \$125,000 during the program year.

The City of Greenville contributes approximately \$300,000 of General Fund (local) dollars to support the Housing Division staff administrative costs to administer federal grants and bond fund projects.

Moreover, the City of Greenville has shown its commitment to providing general funds alongside the federal funds it receives.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	1,115,979
2. Match contributed during current Federal fiscal year	84,103
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,200,082
4. Match liability for current Federal fiscal year	34,481
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,165,601

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1502 Halifax Avenue	09/25/2015	0	0	0	0	0	63,723	63,723
2020 Cambria Drive	07/24/2015	0	0	0	0	0	12,990	12,990
2360 L3 Vinyard	09/30/2015	0	0	0	0	0	7,390	7,390

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	328,801	472,149	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	472,149	0	0	472,149	0	0
Number	4	0	0	4	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	472,149	0	472,149			
Number	4	0	4			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

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

**Table 9 – Minority Owners of Rental Property**

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

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	15	0
Number of Special-Needs households to be provided affordable housing units	3	0
<b>Total</b>	<b>18</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	8	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>12</b>	<b>0</b>

Table 12 – Number of Households Supported

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

The City of Greenville continually seeks methods for fostering and maintaining affordable housing. Four homes were rehabilitated in the program year. No new housing units were produced through the City in the program year.

During the 2016-17 program year, funds were reserved for down payment assistance to low-moderate income homebuyers within the City of Greenville. These funds are used to address goals for increasing homeownership within the West Greenville Redevelopment Area. Funding from previous years has also been made available to homebuyers as down payment assistance. The provision for down payment assistance decreases the amount of financing and/or private source of funding a homebuyer needs in order to purchase a home.

**Discuss how these outcomes will impact future annual action plans.**

The City of Greenville will continue to rehabilitate existing occupied homeowner housing in future annual action plans.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	1	0
Moderate-income	3	0
<b>Total</b>	<b>4</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

Excluding costs for planning and administration, all CDBG expenditures during program year 2016-17 went towards activities and projects with a national objective of benefitting low to moderate income residents or low to moderate income areas.

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

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

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

The City of Greenville has made a priority of addressing homelessness in the City by participating in various community efforts that reaches out to persons and or families that are homeless or are at-risk of becoming homeless. City staff and Elected Officials continue to serve on the 10-year Plan to End Homelessness Advisory board as well as participate in the Continuum of Care.

The advisory board has focused on identifying and implementing the six (6) key strategies outlined in the plan. They were:

1. Develop and maintain programs that worked with homeless individuals with disabilities to apply and receive disability benefits.
2. Aggressively seek out and apply for new state and federal funds to provide financial and case management assistance to homeless families and individuals as they move from homelessness to stable housing.
3. Work with qualified agencies to expand the number of Permanent Supportive Housing (PSH) units in Pitt County.
4. Ensure that some PSH units are dedicated to chronically homeless and veterans.
5. Strengthen the Pitt County Regional Committee, an active regional committee within the North Carolina Balance of State (NC BoS), by providing administrative assistance, maintaining records and reporting outcomes for annual events such as the PIT survey.
6. Participate in the statewide homeless database system known as the Carolina Homeless Information Network (CHIN).

As a result of implementing these 6 key strategies, the number of chronically homeless individuals has declined by 75% from 2010 to 2016. In 2010, the PIT Survey reported 12 chronically homeless individuals, however in the 2016 PIT Survey, only three individuals were identified as chronically homeless. The total homeless population has remained generally constant in the 90-110 person range per PIT Count since 2010 and efforts will continue to target this group to ensure they get the supportive housing and services needed to return to self-sufficiency.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Greenville, through its CDBG Program, provided financial assistance during the 2016-17 program year to the Center for Family Violence Prevention, which provides emergency housing to battered women and young children. Community Crossroads Center was also available to assist homeless

persons in the City with emergency shelter.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Greenville Police Department and L.I.F.E. of NC, Inc., DBA STRIVE, have collaborated together to implement a prisoner re-entry program in the City of Greenville, through a grant funded by the North Carolina Governors' Crime Commission. Re-entry involves the use of programs targeted at promoting the effective reintegration of offenders back to communities upon release from prison and jail. Re-entry programming, which often involves a comprehensive case management approach, is to assist offenders in acquiring the life skills needed to succeed in the community and become law-abiding citizens. STRIVE has a successful job training program which was partially funded with CDBG Public Service funds in the past.

**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**

During the 2016-17 program year, the City of Greenville provided funding to the Center for Family Violence Prevention for safe family visits. The Center for Family Violence, in partnership with one of our CHDOs, Street to Home, provides transitional housing for domestic violence victims and their children.

Community Crossroads Center's Temporary Assistance for Needy Families (TANF) program was offered by the center and provides families with children assistance such as first month's rent, a security deposit and utility deposit to help families become self sufficient in the community again.

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

### **Actions taken to address the needs of public housing**

There are four public housing authority managing agencies in the Pitt County area, which include Greenville Housing Authority with a total of 714 units; Mid East Commission who manages a total of 135 units in three towns; Farmville Housing Authority who manages 174 units; and Ayden Housing Authority who manages 175 units. Each of the aforementioned public housing authorities receive federal funds to modernize and repair public housing units.

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

During program year 2016-17, the City of Greenville Community Development Department's Housing Division continued in partnership with the Greenville Housing Development Corporation, a non-profit extension of the Greenville Housing Authority, to implement a lease/purchase program utilizing rehabilitated single family units for low to moderate income residents in the West Greenville 45-Block Revitalization Area.

### **Actions taken to provide assistance to troubled PHAs**

None of the public housing authorities in Pitt County have been designated as "troubled" agencies or otherwise performing poorly.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Public policy will always affect groups or individuals in one way or another. However, most of the time, policies are put in place to make environments more equitable. There are instances where public policy will adversely affect a minority group more so than others. In Greenville, North Carolina, there are a couple of policies that create barriers to affordable housing.

Non-living wages: Housing prices in Greenville are among the highest in Pitt County, yet wages have not kept up with rents and housing prices. A working adult earning a \$7.25 minimum wage makes \$15,080 per year, which places them just above 30% AMI for an individual. An adult would have to work two full-time jobs to place themselves near 80% of AMI. In addition, families receiving public assistance, such as Temporary Assistance for Needy Families (TANF) or Supplemental Security Income (SSI), receive a fixed amount of a few hundred dollars a month for basic needs, such as housing, food and health care. Some fixed incomes are always in danger of being cut.

Mental illness: The State of North Carolina has pivoted several times in the business of handling mental illness. In 2001, the State Legislature created the “Mental Health Systems Reform Act.” The state privatized the arrangement of local and regional mental health services; thus, requiring that local jurisdictions contract delivery of services. As a result, most would note that the quality of care that North Carolinians with mental illness receive has declined. Moreover, allegations of fraud and waste have increased. The most recent pivot is to cut funding to many of the family care homes around the state. This would certainly adversely affect a small group of people and potentially make them homeless.

Financing: In the financial industry, credit terms are tightening and lenders are paying more attention to widening gaps in sources which requires more money up front from the borrowers. Historically, borrowers negotiated with lenders based on the borrower’s creditworthiness, collateral, and track record. For various reasons, the lenders are looking beyond just the numbers of the borrowers. Public policy allowed the banks and other financial institutions to relax their lending standards over a decade, and now those standards have tightened – along with the lending mentality. The lack of available financing for low to moderate income households will become a larger barrier to affordable housing over the next five years.

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

City staff implemented a monthly financial literacy class held within the public library located within the City’s Redevelopment Area. The curriculum is based directly on the FDIC Money Smart Program. During program year 2016-17, City staff continued to provide additional funding to this program for marketing

purposes. There has been an increase in attendance for the program. This program targets low to moderate income citizens; however, everyone is invited to attend.

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

HUD requires that all residential properties built before 1978 receiving federal funds are tested for lead based paint and the any lead hazards discovered are to be addressed. At this time the City of Greenville only provides assistance to owner occupied housing and housing provided by non-profits and CHDOs through its CDBG and HOME funds. We hope in the future to apply for and receive another Office of Healthy Homes and Lead Hazard Control Grant to provide lead based paint testing and abatement to rental properties and to address healthy homes issues.

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

City of Greenville home rehabilitation programs inherently address poverty by preserving housing stock often occupied by low-income households. These programs also act to preserve neighborhoods and when possible, provide employment opportunities for residents.

Within the Redevelopment Area, the City collaborates with non-profit organizations that provide job training and Pitt Community College to provide GED or skills training classes within the area. The City also uses CDBG funds to encourage entrepreneurship through the Small Business Plan Competition.

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

The City of Greenville, through its Housing Division, other public agencies, private developers and contractors, and the network of housing subrecipients and Community Housing Development Organizations (CHDOs) are effectively organized to utilize all the funding received through the various state/federal programs.

The private sector is provided with incentives for developing affordable rental housing through tax credits provided by the federal tax credit program. Tax credits provide developers with an additional North Carolina subsidy for low income apartment construction. In addition, each year, efforts are made to work with local institutions to provide housing and economic opportunities for low income persons through public service activities and participation in the Pitt County Continuum of Care.

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

The Pitt County Continuum of Care began in 2001 and has successfully grown into a well-balanced organization made up of local government agencies, housing providers and service providers. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies. The Greenville Housing Authority has also joined this group and

began working in concert with the City of Greenville in revitalization efforts in the West Greenville 45-Block Revitalization Area. The Greenville Housing Authority is the City's partner in both supportive housing and lease-purchase programming.

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

During the 2016-17 program year, the City of Greenville continued to fund affirmatively furthering fair housing marketing actions. These actions are inherent to each of the housing activities provided through the Community Development Department. Education of the fair housing laws occurred throughout the year and most specifically throughout the month of April, which is designated "Fair Housing Month" and "CDBG Week". The Fair Housing Month activities include educational seminars for tenants and property managers, a Fair Housing Poster Contest for students and Fair Housing education for first-time homebuyers.

The City of Greenville will continue to use administrative dollars to fund fair housing activities by employing staff to coordinate all fair housing and human relations activities.

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## **CR-40 - Monitoring 91.220 and 91.230**

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

The Housing Division conducts formal monitoring of its CDBG and HOME grant programs annually. The monitoring visits consist of reviewing programmatic procedures to ensure that each grant program regulations defined in the Code of Federal Regulations and the scope of work described in the Subrecipient Agreement are met. General Financial and accounting procedures are also reviewed in accordance with applicable Office of Management and Budget circulars.

If a finding or concern is identifies as a result of the monitoring, technical assistance is provided in order for the agency to correct the deficiency. If deficiencies persist, reimbursement of funds may be suspended and/or the subrecipient could jeopardize future funding opportunities.

The City of Greenville ensures that all monitoring letters detail specific time frames for monitoring response and the corrective actions that need to be taken. Additionally, the City will impose sanctions if the corrective actions are not taken within the specified time frame. Furthermore, staff is discussing a quarterly monitoring schedule.

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

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

The “Notice of Availability” of the CAPER for review and to receive public comments was published in the the local paper on August 28, 2017.

The CAPER was made available for review for a period of 30 days. Also, the “Notice of Public Hearing” to receive public comments at the City Council meeting was published in the “Daily Reflector” on August 28 and September 11,2017.

In addition to the public hearing, the following meetings were conducted as part of Greenville’s public participation process as well as to disseminate program information:

- Monthly Affordable Housing Loan Committee meetings
- Monthly Continuum of Care meetings
- Technical assistance meetings during CDBG Notice of Funding cycle for non-profits with interested organizations

Finally, to improve access of the CAPER for the community, the Housing Division provided paper copies to the three public library locations, City Clerk’s Office, Housing Division Office and posted the CAPER on the City’s website for review.



**CR-45 - CDBG 91.520(c)**

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

No changes in the City of Greenville's programming efforts have been identified at this time. Discussions during the preparation of the 2017-18 Annual Action Plan and the next Consolidated Plan, due in 2018, may provide new ideas for programming efforts.

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

No

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## **CR-50 - HOME 91.520(d)**

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

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

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

On an annual basis, properties are inspected to determine if they meet safe, decent and sanitary conditions. During the 2016-17 program year, onsite inspections were conducted at Winslow Pointe, Parkside Commons, Metropolitan Housing and Community Development Corporation, Greenville Housing Development Corporation, and Streets to Home.

No HOME units were developed during the reporting period.

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

The City of Greenville will solicit minority and female contractors to provide services. Each advertisement encourages minority and female business owners to apply where applicable. Efforts include advertising in local minority publications where available. While affirmative marketing plans are in place, the availability of minority and female-owned businesses is limited within the City of Greenville. No HOME assisted units were developed during the reporting period.

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

Any program income generated through the HOME program is reallocated to program activities as soon as the funds are receipted. This allows the City to further its efforts within low-wealth communities.

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

The City of Greenville outlined in its 2016 Action plan and worked throuout the year to take the following actions to foster and maintain affordable housing during the 2016-17 program year:

1. Increase homeownership opportunities under programs that maximize HOME resources by providing funding for down payment assistance for first-time homebuyers, and hold monthly homeownership and financial literacy workshops at Carver Library. The Homeownership Workshop is an 8-hour workshop offered every other month.
2. Sustain housing for existing homeowners by providing both CDBG and HOME funds for owner-occupied rehabilitation
3. Increase homeownership opportunities under programs that maximize HOME and Bond issue resources by providing funding to build single family units in West Greenville.
4. Provide funding for the acquisition of blighted, deteriorated, and dilapidated rental structures for rehabilitation or demolition.
5. Provide HOME funding for multi-family homeownership and rental purchase/new construction
6. Provide continued assistance for both funding and staff-time for a purchase program. This project has been ongoing for 8 years.
7. Provide the necessary resources to non-profits to help create economic opportunities through youth development programs, job training programs, housing education programs, and personal budget classes.