



CITY OF GREENVILLE, NC DRAFT 2023-2024 CAPER

Public Comment Period August 19, 2024- September 14, 2024

Introduction

This document is the preliminary Consolidated Annual Performance and Evaluation Report (CAPER) for the City of Greenville, North Carolina, covering the period from July 1, 2023, to June 30, 2024. The CAPER outlines the City of Greenville’s utilization of federal entitlement funds and provides demographic information on individuals served through federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds during the reporting period. HUD mandates that cities receiving federal housing and community development funds submit this report annually by September.

This CAPER marks the first-year assessment of achievements under Greenville’s Five-Year Consolidated Plan for 2023-2027. As per the Citizen Participation Plan, there is an opportunity for public feedback on the CAPER before it is submitted to HUD.

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	279	8
Black or African American	718	247
Asian	3	1
American Indian or American Native	2	1
Multi	36	5
Native Hawaiian or Other Pacific Islander	6	
Total	1044	262
Hispanic	52	0
Not Hispanic	992	262

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG and HOME funds enabled assistance to 1,306 families, with the majority of beneficiaries identifying as Black or African American. The City strives to support all eligible families within its jurisdiction, offering affordable housing and community development programs that are accessible to residents of all racial and ethnic backgrounds.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$963,874	\$1,143,632.01
HOME	public - federal	\$599,237	\$950,854.01
HOPWA		\$0	\$0
HOME ARPA		\$0	\$263,054.77
CDBG-CV		\$0	\$31,720.35

Table 2 - Resources Made Available

Narrative

CDBG funds were used for owner-occupied rehabilitation, non-profit support grants, and related administrative costs. HOME funds were allocated for down payment assistance, the construction of affordable rental units, and related administrative expenses. CDBG-CV funds supported local non-profit organizations impacted by the pandemic.

Program income, generated from loan repayments and property sales, is reinvested into the community through various activities. In 2023, CDBG generated \$100,217.85 in program income, while HOME generated \$85,374.62 from loan repayments.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
West Greenville	75	55	All CDBG and HOME programs are available citywide. Expanding income limits in West Greenville aims to increase participation in this project area. Since funding is allocated on a first-come, first-served basis, there are limitations to directing funds specifically to certain neighborhoods. However, upcoming developments will provide more opportunities in West Greenville.

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City's concentrated efforts are focused on the West Greenville Redevelopment Area, which 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. Current activities aimed at addressing needs in this area include housing assistance through rehabilitation and down payment support. Out of six owner-occupied homes that underwent construction, three were rehabilitated within the West Greenville Redevelopment Area. Additionally, three down payment assistance subsidies supported first-time homebuyers, with two of these subsidies used in the West Greenville neighborhood.

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 City enhances its efforts to address housing and community development needs by leveraging additional resources to:

1. Provide energy efficiency improvements to owner-occupied homes;
2. Offer down payment assistance to homebuyers in priority areas;
3. Support the administrative costs of program delivery;
4. Assist victims of natural disasters.

Several City-owned, vacant lots are leased to citizens and civic organizations for the creation of community gardens, which increase access to healthy, affordable food and support ongoing neighborhood revitalization.

Infrastructure improvements are underway through a grant from the NC Office of Resiliency and Recovery, supporting a North Carolina Housing Finance Agency tax-credit project. These initiatives are aimed at creating affordable housing for low- and moderate-income renters.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$2,095,903
2. Match contributed during current Federal fiscal year	\$372,827.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,468,730.00
4. Match liability for current Federal fiscal year	\$0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,468,730.00

Table 4 – Fiscal Year Summary - HOME Match Report

Table 5 – Minority Business and Women Business Enterprises

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$1,205,500.00	0	0	0	0	1
Number	1	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

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	300	347
Number of Non-Homeless households to be provided affordable housing units	10	10
Total	250	162

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	167	259
Number of households supported through The Production of New Units	6	186
Number of households supported through Rehab of Existing Units	15	6
Number of households supported through Acquisition of Existing Units	2	0
Total	190	451

Table 7 – Number of Households Supported

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

During the 2023 program year, funds were allocated for rental development. The Arlington Trace rental project has been initiated and will offer 180 units to support victims of domestic violence, individuals at risk of homelessness, and veterans. These units will remain affordable for families earning up to 60% of the county's area median income. Additionally, six new affordable homes were added to Lincoln Park this year, further expanding the community's capacity. Through HOME ARPA funds, the city was able to support 259 households with rental assistance. Staff is currently evaluating opportunities to create a new project for rental housing. The rehabilitation of existing units continues to be a reliable way to provide affordable housing in the community. The budget will also include potential property acquisitions to expand our impact in Lincoln Park. Both of these new affordable housing projects are expected to be realized in the upcoming program year.

Discuss how these outcomes will impact future annual action plans.

Although not all outcomes were achieved, the planning process is ongoing in an effort to meet expectations during the 5-year planning period. The construction of new rental units is expected to progress in the upcoming program year, along with the development of new homes in the 45-block area.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	753	0
Low-income	167	259
Moderate-income	112	3
Total	1032	262

Table 8 – Number of Households Served

The City is committed to ensuring that at least 70% of funds benefit low- and moderate-income individuals and families. During the 2023 program year, approximately 99% of all beneficiaries were within these income categories.

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:

The City of Greenville effectively reduced the risk of homelessness by providing sub-recipient grants to the Community Crossroads Center, which utilized the funds to assess residents' housing needs.

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

The partnership between the City and Community Crossroads, facilitated through the sub-recipient program, is the most effective way to assess and address the needs of homeless individuals. The VI-SPDT assessment helps determine the severity and type of needs that must be addressed. Funding for the administration of this assessment is partially covered by CDBG.

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

Actions taken to address the needs of public housing

In Pitt County, four public housing authority agencies manage housing units: the Greenville Housing Authority oversees 714 units; the Mid-East Commission manages 135 units across three towns; the Farmville Housing Authority oversees 174 units; and the Ayden Housing Authority manages 175 units. Each of these public housing authorities receives federal funding to modernize and repair their public housing units.

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

In 2023-2024, the City of Greenville Neighborhood & Business Services Department’s Community Development Division maintained its partnership with the Greenville Housing Development Corporation, a non-profit affiliate of the Greenville Housing Authority, to provide homebuyer education and counseling services.

Actions taken to provide assistance to troubled PHAs

None of the public housing authorities in Pitt County have been classified as “troubled” agencies or shown signs of poor performance.

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 Community Development Division conducts annual formal monitoring of its CDBG and HOME grant programs. These monitoring visits include reviewing programmatic procedures to ensure compliance with the regulations outlined in the Code of Federal Regulations and the scope of work defined in the Subrecipient Agreement. General financial and accounting procedures are also evaluated in accordance with applicable Office of Management and Budget circulars.

If any findings or concerns arise during monitoring, technical assistance is provided to help the agency address the deficiencies. Persistent issues may lead to the suspension of fund reimbursement and could jeopardize future funding opportunities for the subrecipient.

The City of Greenville ensures that all monitoring letters specify deadlines for responses and outline the corrective actions required. The City will impose sanctions if these corrective actions are not completed within the given timeframe. Additionally, staff coordinates a quarterly monitoring schedule.

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" for the CAPER review and public comments was published in the local newspaper on August 10, 2024.

The CAPER was available for public review for at least 15 days. Additionally, the "Notice of Public Hearing" inviting public comments was published in "The Daily Reflector" on August 10th, 17th, and 24th, 2024. The public hearing is scheduled to be held during the City Council meeting on September 12, 2024. The notice also provided information on where copies of the CAPER could be accessed.

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.

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

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.

Program income is reinvested into the community through owner-occupied rehabilitation projects.

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)

N/A