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# **CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT**

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City of Greenville, NC

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Fiscal Year 2008-2009

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**CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT  
FISCAL YEAR 2008-2009**

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## **Executive Summary**

Fiscal year 2008 CAPER represents the first year of the City of Greenville and Pitt County HOME Consortium Consolidated Plan. The City has been serving as the lead agency of the Pitt County HOME Consortium. However, the Greenville City Council voted January 7, 2008 to approve disbanding of the existing Consortium and making application to become a separate Participating Jurisdiction for HOME Investment Partnership funds. The effective date of the dissolution will be June 30, 2009, at the end of the current contract with HUD. During the Action Plan Year July 1, 2008-June 30, 2009, the City continued to fund new projects, as well as worked closely with the Consortium members to provide support and monitor the consortium programs until all remaining funds of the Pitt County HOME Consortium are expended.

The plan identifies a comprehensive strategy to address community needs for the five-year period 2008-20013. The plan associates goals and objectives with current needs throughout the five-year period. The goals and objectives identified guide staff in selecting activities to be carried out during each fiscal year.

The Consolidated Annual Performance and Evaluation Report (CAPER) is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. This end of year report outlines the City of Greenville and Pitt County HOME Consortium progress in providing decent housing, establishing and maintaining a suitable living environment and expanding economic opportunities.

The income limits used in determining eligibility for yearly programs are updated annually according to charts from the Department of Housing and Urban Development (HUD). Affordable means that monthly rents and mortgage payments including taxes and insurance do not exceed 30% of that amount that represents the percentage of the median annual gross income for the households as indicated in the below chart.

INCOME LIMITS 2009								
Household Size	Max Income Grant CDBG			Max Income CDBG /HOME /NCHFA			Median Income	Max Income Subdivision
	30%	50%	60%	70%	80%	90%	100%	115%
1	11,250	18,750	22,500	26,250	29,950	33,750	37,450	43,100
2	12,850	21,400	25,700	30,000	34,250	38,550	42,800	49,250
3	14,450	24,100	28,900	33,750	38,500	43,350	48,150	55,400
4	16,050	26,750	32,100	37,450	42,800	48,150	53,500	61,550
5	17,350	28,900	34,700	40,500	46,200	52,050	57,800	66,500
6	18,600	31,050	37,300	43,500	49,650	55,900	62,100	71,450
7	19,900	33,150	39,850	46,450	53,050	59,750	66,350	76,350
8	21,200	35,300	42,400	49,500	56,500	63,600	70,650	81,250
9	22,500	37,450	44,950	52,450	59,950	67,450	74,900	86,200
10	23,800	39,600	47,550	55,450	63,350	71,300	79,200	91,100

The top priorities and goals determined in the Consolidated Plan include the following:

1. Revitalization of several neighborhoods in West Greenville that are in a state of decline through:
  - Rehabilitation of owner occupied units.
  - Acquisition and demolition of dilapidated rental housing.
  - Acquisition of vacant parcels to assemble land for suitable building sites.
  - Construction of affordable housing for owner occupants in West Greenville area.
  - Establishing areas for the construction of quality, affordable, rental housing.
  - Establishing a neighborhood commercial focus area.
  - Preserving historical business district along Albemarle Avenue and Martin Luther King Jr, Drive.
  - Conversion of rental dwellings to owner occupants with downpayment/secondary mortgage assistance.
  - Identification of infrastructure improvements.
  - Improving but preserving the neighborhood character.

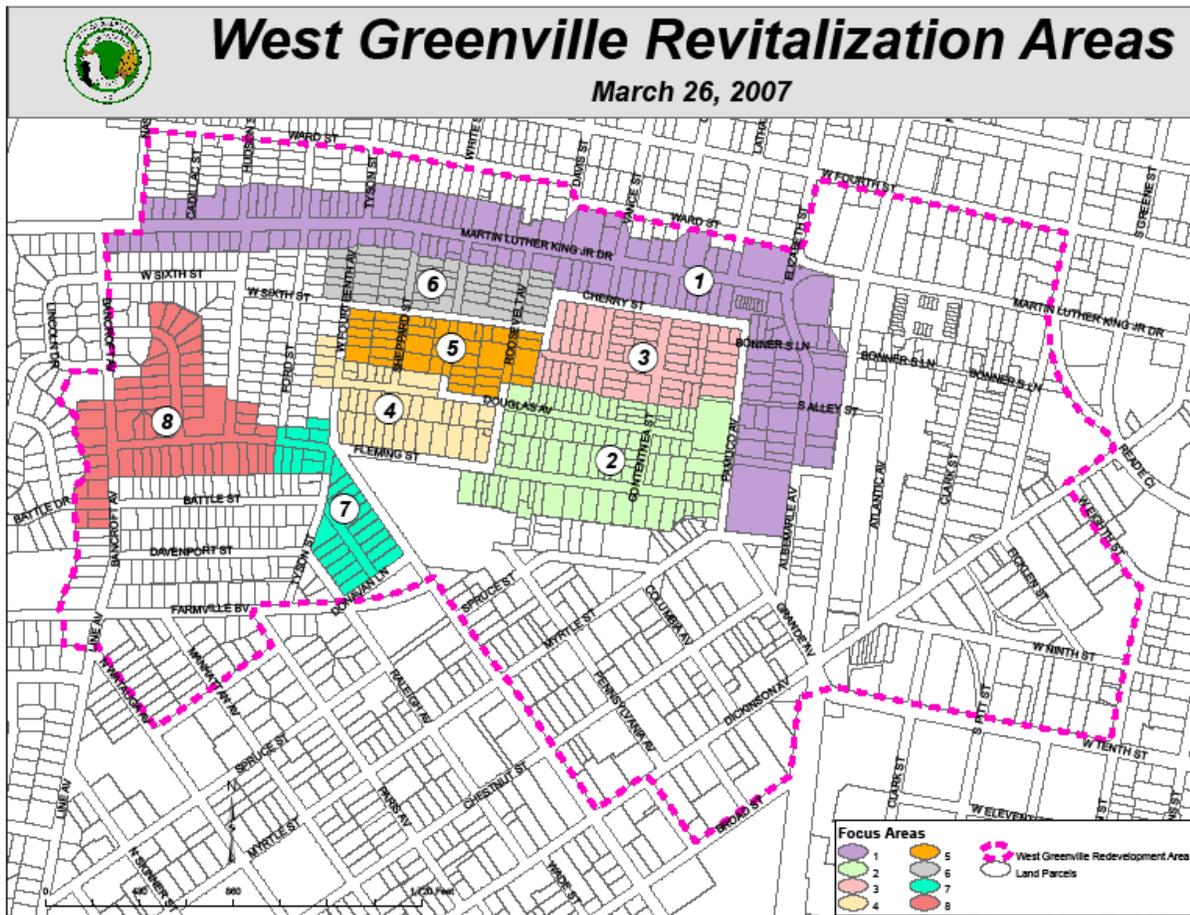
- Developing programs and services with the private sector that will aid in the success of revitalization efforts.
- Landscaping/Streetscape improvements.

2. Supporting nonprofits that provide housing assistance to special needs populations, provide youth services, and encourage entrepreneurship.

3. Providing homebuyer assistance for first-time homebuyers through programs and structure.

4. Continue to eliminate lead-based paint hazards in dwellings assisted with federal funding.

The City of Greenville expended the majority of CDBG and HOME allocations in the West Greenville 45-Block Revitalization area. Pitt County HOME consortium members expended their allocations throughout low to moderate income Pitt County communities. Please see below maps of West Greenville 45-Block Revitalization areas, target census tracts, and HOME consortium target areas.





The following is the 2008-2009 Budget:

<b>ACTIVITY</b>	<b>HOME</b>	<b>CDBG</b>	<b>BONDS</b>	<b>GENERAL FUNDS</b>	<b>TOTAL</b>
<b>Admin-COG</b>	63,000	150,000	0	300,000	513,000
<b>Housing Rehabilitation</b>	100,000	300,000	100,000		500,000
<b>Relocation</b>			30,000		30,000
<b>Acquisition</b>	50,000	125,000			175,000
<b>Down payment Assistance</b>	80,000			60,000	140,000
<b>New Construction</b>	110,214	0	350,000	0	460,214
<b>Clearance &amp; Demolition</b>		77,533	30,000		107,533
<b>Pitt County Consortium</b>	297,000				297,000
<b>Community Housing Development Organizations</b>	130,000				130,000
<b>Public Service</b>		115,000			115,000
<b>Public Facility Improvement</b>		30,000			30,000
<b>Program Income</b>	10,712	5,069			15,781
<b>Total</b>	<b>840,926</b>	<b>802,602</b>	<b>510,000</b>	<b>360,000</b>	<b>2,513,528</b>

## **General Narratives**

### **1.0 Assessment of progress towards five-year Goals and Objectives**

The City of Greenville and Pitt County HOME Consortium continued to carry out activities that were identified as the needs and priorities identified within the 5-year Consolidated Plan. Priority needs from 2008 through 2013 call for a concentrated effort within the West Greenville 45-Block Revitalization Area for the City of Greenville and Housing Rehabilitation within the jurisdictional boundaries of the Pitt County HOME Consortium. These efforts were designed to preserve the existing housing stock. This year represents the first year of the newly adopted Consolidated Plan. Within the City of Greenville, all efforts during the course of the 5 year period will primarily focus on the needs within the boundaries of the 45-block area bounded by West Fifth Street on the north side, Albemarle Avenue on the east, Fleming Street on the south and Bancroft Avenue on the west. The following activities will be carried out in addressing the needs in this area: housing assistance through rehabilitation, (preservation of the existing housing stock), new construction or infill on vacant lots, downpayment assistance, homeownership counseling, continue 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 rehab, support local Continuum of Care Plan, and overall neighborhood revitalization.

In addition, to avoid deterioration of other parts of the City, funds were made available for housing rehabilitation and downpayment assistance for residents citywide.

### **2.0 Assessment of progress towards One-year Goals**

We continued our efforts to address the needs and priorities established for the 2008 fiscal year as well as carried out activities funded in previous years. All FY 2008 activities emulate activities set within the 5-year Consolidated Plan. Activities included substandard owner-occupied rehabilitation, program administration, concentrated needs, nonprofit funding, CHDO funding for the development of affordable housing and downpayment assistance and HOME funding for the remaining consortium members to carry out housing rehabilitation. Concentrated needs include the acquisition and demolition of substandard buildings/housing units, relocation of any tenants residing in the dilapidated housing that is acquired, acquisition of vacant lots for recombination and infill development of single family housing and owner-occupied housing rehabilitation within the West Greenville 45-Block Revitalization Area.

- Rehabilitated eleven (11) single family units.

- Lead tested and Abated 6 housing units.
- City was awarded a three year \$1.9 million Lead Hazard Control Grant by HUD.
- Constructed three new single family homes in West Greenville.



- Funded five (5) nonprofits for public service activities.
- Partnered with Pitt Community College Construction Trades program to begin construction of one single family home in West Greenville, using Local Affordable Housing Bond funds.



- Completed construction of a new Police Substation in West Greenville 45 Block Revitalization area.



- Provided downpayment assistance to one family in West Greenville for purchase of a single family home built by CHDO, Metropolitan Housing and CDC.
- Concentrated needs efforts include the acquisition of some 7 properties, relocation 9 tenant households, and demolition of 30 substandard structures.
- Partnered with Pitt County Government, United Way and others to complete a 10 Year Plan to End Chronic Homelessness in Pitt County.



*10 Year Plan Management Team*

- Through the Pitt County HOME Consortium, Pitt County Government rehabilitated three (3) owner occupied home and Town of Farmville began rehabilitation of one owner occupied unit.

The majority of the activities underway are within the City of Greenville 45-Block Revitalization Area. Efforts will continue to address slum and blight and increasing homeownership within the area to a minimum of 50%. Current tax records provide data identifying the area as having rental homes greater than approximately 80% percent of all homes in the area.

### **3.0 Affirmatively Furthering Fair Housing**

It is the policy of the City of Greenville, Housing Division not to discriminate against any person on the basis of race, color, national origin, sex, religion, familial status, or disability: in the sale or rental of housing or residential lots; in the advertising the sale or rental of housing; in the financing of housing; in the provision of real estate brokerage services; or in the appraisal of housing.

In accordance with the regulations of the HOME program and in furtherance of the City of Greenville's commitment to fair housing and equal housing opportunity, a policy that establishes procedures to affirmatively market rental or residential units constructed or rehabilitated under the HOME program was approved June 1, 2009. These procedures are designed to assure that individuals who normally might not apply for available housing units because they are socially and/or economically disadvantaged are provided an opportunity to apply.

In addition, the City of Greenville has adopted policies that assure and encourage the full participation of Women and Minority-Owned Business Enterprises (WMBE) and Disadvantaged Business Enterprises (DBE) in the provision of goods and services. The City's W/MBE Coordinator publishes a quarterly Business Directory for the construction, maintenance and building trades services. The directory identifies firms that have been certified or registered as DBE by the City of Greenville, and provides information that can assist their efforts to obtain contracts with the City of Greenville.



The City continues to affirmatively market fair housing strategies. These strategies are inherent to each of the housing programs provided through the Housing Division. Education of the Fair Housing Laws will occur throughout the year and most specifically during the month of April, which is designated as "Fair Housing Month" and "CDBG Week". The City sponsored a Housing Expo on April 16, 2009.

City of Greenville will continue to use administrative dollars to affirmatively further fair housing during fiscal year 2008-2009, as well as members of the Pitt County HOME Consortium. Funds that are used to assist very low and low income households will be advertised in local newspapers. Special outreach will be provided through various non-profit agencies in the community.

In addition to these activities, the City funds through general fund dollars a full time staff person (Human Relations Coordinator) to address landlord/tenant issues, provide emergency assistance and outreach to citizens.

#### **4.0 Homeless Needs**

#### **4.1 Actions to meet supportive housing needs (include HIV/AIDS)**

Funding to nonprofit organizations that address supportive needs is made available each fiscal year for eligible applicants. All nonprofits that receive funding are encouraged to participate with local Continuum of Care efforts.

Although the City does not receive HOPWA funds, the Greenville Housing Authority and PICACO, a local nonprofit apply on an annual basis. They are currently managing 10 units of housing for HIV AIDS afflicted citizens.

#### **4.2 Actions to plan and/or implement continuum of care**

Since 2001, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Pitt County. The group, known as the Pitt County Continuum of Care, is comprised of City and County staff, as well as non-profit and for-profit representatives. The group meets monthly to discuss the ever-growing homeless population in our community. Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. The Pitt County Continuum of Care's mission for combating homelessness is to have a seamless continuum of housing and services to meet the housing and support service needs of all homeless subpopulations in the County and the City of Greenville, in both urbanized and non-urbanized areas. This requires the strengthening of coordinated activities of the local homeless coalition, the providers, other non-profit organizations and homeless individuals and advocates. The January 2009 Point in Time Count revealed that there are 116 homeless persons in Pitt County and only 72 beds available to serve them.

During the upcoming fiscal year, the group will continue to develop the Continuum of Care and prepare an ESG grant application for submission. To date, the Pitt County Continuum of Care has received funding from the 2003, 2004, 2005, 2006, 2007 and 2008 funding cycle. Funding received under the 2004 and 2005 award was allocated to implement a Homeless Management Information System (HMIS). All actions by the Continuum of Care group will address obstacles to meet the underserved needs in the community, assist with the reduction of poverty level families, assist with the development of "institutional structures", and enhance coordination between public and private housing and social service providers.

#### **4.3 Actions to prevent homelessness**

The United States Interagency Council on Homelessness has issued a challenge to communities across the country to address the problem of homelessness, specifically the chronically homeless. In the fall of 2006 and spring of 2007, the Pitt County Board of Commissioners and the City of Greenville City Council adopted resolutions to develop a 10-Year Plan to End Chronic Homelessness in Pitt County. The 10-Year Plan is a comprehensive effort of various community organizations, leaders and citizens. The City of Greenville committed \$15,000 CDBG funding towards this effort.

The Blue Ribbon Task Force to End Chronic Homelessness in Pitt County spent approximately eight months gathering data on homelessness in community and reviewing best practice approaches being used in other communities to reduce and end homelessness. The Task Force held focus groups and forums to help determine the best approaches for our community. The 10-Year Plan to End Chronic Homelessness in Pitt County represents the culmination of work over the past year. The implementation of the 10-Year Plan is slated to begin July 2009. The two major recommended goals featured in the plan are evidenced-based practices drawn from best practices of innovative programs and initiatives in place across the country:

**Goal 1:** Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.

**Goal 2:** Create adequate short-term housing options and supportive permanent housing for those who are chronically homeless or at risk of becoming homeless.

The plan also features a structural framework and projected budget for the implementation of the recommended strategies. The City of Greenville, Pitt County Government and private/public agencies have been identified as funding sources.

Ending chronic homelessness is a challenge for the entire community. There are no simple solutions. Ending homelessness will require a cooperative effort among government agencies, private and public services, businesses, faith-based organizations and neighborhoods.

In addition, Pitt County has submitted an application to receive Homeless Prevention and Rapid Re-Housing Program (HPRP) funds from the North Carolina Office of Economic Recovery and Investment (OERI), which is funded under the American Economic Recovery and Reinvestment Act of 2009.

#### **4.4 Actions to address emergency shelter needs**

The City of Greenville, through its CDBG Program provided financial assistance to two local nonprofits during the 2008 fiscal year. The two were the Greenville Community Shelter, a homeless provider, for necessary facility repairs and the Family Violence Center, which provides emergency housing to battered women and young children.

#### **4.5. Actions to develop transitional housing**

During the past fiscal year, funding was provided to the following nonprofits: Greenville Community Shelter, Flynn Christian Home and Family Violence Program for facility improvements. Each of these facilities provides transitional housing for homeless and domestic violence victims.

### **5.0 Meeting Underserved needs**

#### **5.1 Actions taken and accomplishments to meet worst-case needs**

The City addresses under served housing and community development needs through funding and implementing housing programs that include rehabilitation of owner occupied homes and first time homebuyer assistance. For first time homebuyers, typically, the City of Greenville purchases the land and installs the infrastructure; as a result, the price of the lot is greatly reduced. We also request proposals from local builders in an effort to keep building costs per square foot to a minimum. These efforts have allowed us to produce housing at an average cost of \$72.00 per square foot. Typical cost for construction of the same size home in Greenville is \$80- \$82 per square foot.

Other actions include the rehabilitation of owner occupied homes in an effort to maintain the current affordable housing stock. Also, funding is provided to nonprofits such as Habitat for Humanity of Pitt County for the acquisition of property and Downpayment Assistance. Habitat for Humanity of Pitt County builds homes for families that have MFI of 50% or lower.

In addition, the City of Greenville fund certified Community Housing Development Organization with HOME funds to produce single family homes for first time homebuyers. During 2008, Metropolitan Housing and CDC produced one home for a past public housing resident.

#### **5.2 Actions and accomplishments to serve people with disabilities**

Homeowners wishing to have their homes rehabilitated are given first priority if they are either elderly or disabled or both. In situations in which a homeowner has special needs, these needs are taken into account by Rehab staff. Provisions are made to provide devices necessary for mobility and comfort.

Within the City of Greenville there continues to be a need to assist homeless, unemployed, "at risk" youth, victims of domestic abuse, and drug abuse. The program responds to such needs through the CDBG funding of organizations that cater to the needs of these groups. Such groups include the Greenville Community Shelter, STRIVE, Lucille Gorham Intergenerational Center and Family Violence Program.

### **5.3 Number of Section 215 housing opportunities**

Not applicable

## **6.0 Reduce poverty**

City of Greenville and members of the HOME Consortium housing programs inherently address poverty by creating housing opportunities for low income households. Without these housing opportunities many low income households would not be able to afford housing rehabilitation costs or to purchase a home.

Additionally, funding through CDBG Public Service activities of transitional housing providers such as the Greenville Community Shelter and Family Violence Program, both nonprofit agencies, allows individuals that would normally reside in impoverished conditions the opportunity to establish themselves in order to find suitable employment. Such efforts will work to reduce the number of persons currently living in poverty.

City of Greenville also provides funding for various projects to create economic opportunities for low to moderate income persons, which aid in the reduction of poverty. The City's Urban Development Division operates the following programs: business facade improvement program; small business plan competition and is currently working on development of a small business incubator in the designated redevelopment area.

Transportation systems in Pitt County and major highways have been improved and will continue to be improved to meet the demands of a growing population.

## **7.0 Program Monitoring**

The Housing Division conducts formal monitoring of its CDBG and HOME grant programs annually in August and September. 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 is 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 identified as a result of the monitoring, technical assistance is provided in order for the agency to correct the deficiency. If deficiencies persist, funds reimbursement may be suspended and/or the subrecipient could jeopardize future funding opportunities.

The City ensures that all monitoring letters detail specific time frames for a 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.

During fiscal year 2008, the following monitoring visits were conducted by Housing Division Staff for compliance.

## **8.0 Leveraging Resources**

On November 2, 1992, the citizens of Greenville approved a one million dollar bond referendum for affordable housing. The funding was divided into three revolving loan categories. The categories include homeownership, land banking, and elderly housing rehabilitation. As revolving loans, these funds are continually recaptured and recycled into the activities to further efforts to promote and preserve affordable housing. These funds have been recycled since 1992 and are available for the West Greenville 45 Block Revitalization area and other affordable housing initiatives of the City of Greenville.

In 2004, citizens again approved \$10 million in bond referendums for the revitalization efforts in the Uptown and West Greenville 45 Block Revitalization focus area. Five million of the \$10 million is set aside for the priorities and goals identified below within the West Greenville 45 Block Revitalization areas for the use with CDBG and HOME funds.

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

## **9.0 Managing the Process**

The Community Development Housing Division consistently seeks methods to improve and strengthen our programs. Assessment of program activities in compliance with outlined performance measurement objectives, indicators and outcomes in the action plan is performed annually.

## **10.0 Citizen Participation**

The City of Greenville continues to acknowledge the importance of citizen participation in developing activities for each upcoming year. During the development of the fiscal year 2008-2013 Consolidated plan three public hearings were held to advise the community of proposed activities and sources of funds. In addition, two community meetings were held to receive comments from citizens in developing the plan.

All requests for bids from contractors to assist with housing repairs and construction throughout the year were handled in an open and fair manner.

The notice of availability of the CAPER for review and receive comments was published in the "Daily Reflector" on Monday, August 24, 2009, August 31, 2009 and September 5, 2009. The CAPER was made available for review for a period of fifteen (15) days. See attached copy of Publisher's Affidavits. No comments were received. Also, the "Notice of Public Hearing" to receive comments at City Council meeting was published in the "Daily Reflector" on August 31, 2009 and September 5, 2009.

## **11.0 Institutional Structure**

The City of Greenville, through its Housing Division, Pitt County Consortium members, 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 state 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. 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, service providers, and other interested group. 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 our group and has begun working in concert with the City of Greenville and our revitalization efforts in the West Greenville 45-Block Revitalization Area.

## **12.0 Reduce Lead-based paint hazards**

The City of Greenville and members of the Pitt County Consortium are committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in housing programs. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency has also agreed to provide training for the housing rehabilitation contractors.

In addition, the City of Greenville will offer lead testing and abatement assistance in the form of a grant to eligible housing rehabilitation assistance participants that have children six years and under in the household, senior adults (55+) and the disabled/handicapped clients utilizing Local Affordable Housing Bond funds.

All projects in which HUD funding is included are in compliance with the new LBP guidelines as enacted on September 15, 2000. Testing of all units is conducted and, if found, all lead hazards are abated. During the fiscal year 2008, we have tested and or abated lead from six (6) units.

Also, the City of Greenville was awarded a grant from Department of Housing and Urban Development, Office of Healthy Homes and Lead Hazard Control a Lead-based Paint Hazard Control Grant Program for thirty-six month period, as part of the American Economic Recovery and Reinvestment Act of 2009. The grant agreement was signed April 15, 2009.

The goals of the grant include testing and abatement of 150 units, training for Contractors and creation of sixty (60) jobs.

## **Housing Needs**

### **13.0 Public Housing Strategy**

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 mentioned Public Housing Authorities receives federal funds to modernize and repair public housing units. None of the public housing authorities in Pitt County have been designated as “troubled” agencies or otherwise performing poorly.

During fiscal year 2008, the City of Greenville Community Development Department Housing Division formed a partnership with the Greenville Housing Authority to offer bi-monthly Homeownership classes to public housing residents. In 2008, one (1) former resident utilized the Housing Choice Voucher program and City of Greenville HOME downpayment assistance program to purchase a new home in the West Greenville 45 Block Revitalization Area.

### **14.0 Foster and maintain Affordable Housing**

The City of Greenville continually seeks methods for fostering and maintaining affordable housing. Funds during the 2008 Program Year were reserved for downpayment assistance to low-moderate income homebuyers within the City of Greenville. Funds were 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 downpayment assistance. Provision of downpayment assistance decreases the amount of financing and or funding a homebuyer needs in order to purchase a home. The City also provides assistance with local bond funds to aide with downpayment or closing costs. Bond funds are awarded to qualifying applicants as a no interest loan up to 5% of the purchase price of the home and amortized over 5 years.

### **15.0 Eliminate barriers to Affordable Housing**



The City of Greenville partners with local nonprofit agencies to provide Homeownership Counseling & Workshops for potential homebuyers. The City additionally also offers a Homeownership Academy that provides participants with the opportunity to gain a working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Revitalization Area. At the completion of the program, participants receive a certificate for \$500.00 redeemable at closing to assist with the purchase of an existing or new home within the West Greenville Revitalization Area.

The City of Greenville also supports the Pitt County Habitat for Humanity as another housing resource. Funding from our CDBG Program is made available for housing providers such as Habitat. The organization has received funds for the past 5 years and utilizes the funding to acquire lots for new construction and downpayment assistance.

## **II. COMMUNITY DEVELOPMENT BLOCK GRANT**

### **16.0 Relationship of expenditures to priority needs**

Funded activities are those identified within our 5-year Consolidated Plan as priority needs. Activities carried out such as owner-occupied housing rehabilitation, acquisition of dilapidated/substandard properties, downpayment assistance and assistance to nonprofits are all direct benefits to low to moderate-income persons and low to moderate income areas. All activities are in compliance with actions taken within our current Consolidated Plan.

### **17.0 Low/moderate area benefit**

All of our activities benefit target areas deemed as low to moderate income Neighborhoods, specifically census tracts 7.01 and 7.02.

### **18.0 Amendments and other changes to programs**

As a requirement of receiving CDBG-R funds, under the American Reinvestment and Recovery Act of 2009, the City Council approved a substantial amendment to the 2008-2009 Annual Action Plan on May 14, 2009.

### **19.0 National objective failures**

None to report.

### **20.0 Actions taken to avoid displacement**

Efforts are made to avoid any displacement. Should a family occupy a structure that is not a feasible rehabilitation and the structure is creating a slum/blight situation, the family is then relocated. Downpayment assistance is offered to tenants that qualify under program guidelines for purchase of a home. The property can also be rehabilitated under our owner-occupied rehabilitation program. When displacement is necessary, efforts are in place to relocate the person(s) to comparable, decent, safe, and sanitary housing. All efforts are made to find units within the same neighborhood however per URA regulations, it is ultimately the decision of the individual as to where they chose to relocate.

## **21.0 Compliance with URA**

All necessary measures for complying with URA guidelines have been met and the necessary documentation is located in the files.

## **22.0 If jobs were filled with over income people:**

None

## **23.0 For limited clientele activities, if any**

None

## **24.0 Rehabilitation accomplishments and costs:**

### **24.1 Units completed for each type of program**

6 units Owner occupied rehab

### **24.2 CDBG expenditures for rehabilitation**

\$210,752.53

### **24.3 Other funds invested**

Local bond funds \$168,452.11

### **24.4 Delivery costs**

\$0

## **25.0 Neighborhood Revitalization Strategy Area, if any:**

No areas established

## **26.0 CDBG Financial Summary Attachments:**

See attached.

- Reconciliation of cash balances (Federal Cash Transaction Reports)
- Program income, adjustments and receivables

### **III. HOME INVESTMENT PARTNERSHIP**

#### **27.0 Distribution of HOME funds among identified needs**

During the 2008 fiscal year, HOME funds were provided to assist with new construction, housing rehabilitation, downpayment assistance and administrative costs. While efforts to increase new housing units continued, the consortium also continued to support the existing housing stock through housing rehabilitation. Total of three (3) housing rehabilitation projects were started Pitt County Government and City of Greenville completed two. Total costs of each rehab ranged from \$40,000 to \$60,000. Additional rehabs were underway at the end of the fiscal year. Other activities included the provision of downpayment assistance to one (1) low income, first-time homebuyers through the City of Greenville. All activities completed address the needs identified within the Pitt County HOME Consortium Consolidated Plan. All communities included in the Pitt County HOME Consortium have ensured that low-moderate income residents of the various towns are assisted with home ownership opportunities and housing rehabilitation assistance. All activities are monitored to ensure compliance with program guidelines. As lead entity, the City of Greenville maintains the necessary documentation, monitors all participating jurisdictions and CHDO's, and provides daily assistance to members with program rules and regulations as well as the requisition of funding.

#### **28.0 HOME Match Report (HUD 40107A)**

See attachment

#### **29.0 Contracting Opportunities for W/MBE's**

None.

#### **30.0 Summary of results of onsite inspections of HOME rental units-**

Not applicable

### **31.0 Assessment of effectiveness of affirmative marketing plans**

Members of the Pitt County HOME Consortium are encouraged to solicit minority and female contractors to provide services. Each advertisement encourages minority and females 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 many of Pitt County communities.

### **32.0 Information about the use of program income**

Any program income generated through the HOME program is reallocated to program activities to further our efforts.

### **33.0 Analysis of successes and failures and actions taken to improve programs**

The Housing Division consistently evaluates the HOME Program for efficiency and continually updates the requirements and procedures as needed. A new procedural manual was developed and distributed to every Consortium members.

**ATTACHMENT FOR CDBG PROGRAM INCOME;  
ADJUSTMENTS AND LOANS & RECEIVABLES**

**a. Program Income**

1. Total program income to revolving funds:  
(Identify by fund type and amount)

Entitlement Funds

Owner-Occupied Rehab: \$18,509.22

These funds are program income from loan payments that were reprogrammed for Housing Rehabilitation.

2. Float-funded activities: *None*
3. Other loan repayments by category: *None*
4. Income received from sale of property: *\$0.*

**b. Prior Period Adjustments**

1. Reimbursement made for disallowed costs: *None*
  - Activity name
  - Activity number
  - Program Year expenditure was reported
  - Amount returned to program account

**c. Loans and other receivables**

1. Float-funded activities outstanding as of the end of the reporting period: *None*
2. Total number of loans outstanding and principle balance as of the end of reporting period: 13 loans with a balance of \$77,548.07
3. Parcels acquired or improved with CDBG funds that are available for sale as of reporting period: *None*
4. Number and amount of loans in default and for which the balance was forgiven or written off during the reporting period: *None*

Lump sum drawdown agreement:

