



CITY OF GREENVILLE, NC DRAFT 2022-2023 CAPER

Public Comment Period August 21, 2023- September 14, 2023

Introduction

The document that follows is the DRAFT Consolidated Annual Performance and Evaluation Report (CAPER) for the City of Greenville, North Carolina for the period of July 1, 2022- June 30, 2023. The CAPER reports the City of Greenville’s use of federal entitlement funds and the number of demographics of the individuals served with federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds during the plan year. HUD requires that cities receiving federal housing and community development funds submit this report every September.

This CAPER is the fifth and final year report of accomplishments within Greenville’s Five Year Consolidated Plan, 2018-2022. The Citizen Participation Plan requires the opportunity for public comment on the CAPER before submitting it 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	238	0
Black or African American	512	2
Asian	3	0
American Indian or American Native	5	0
Multi	17	
Native Hawaiian or Other Pacific Islander	0	0
Total	775	2
Hispanic	14	0
Not Hispanic	761	2

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

Narrative

CDBG and HOME funds made it possible to assist 777 families. The majority of program beneficiaries self-reported as Black or African American families assisted. The City works to support all qualifying families within city limits, as affordable housing and non-housing community development programs are available to all residents regardless of race or ethnic background.

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	\$975,355	\$1,093,954.28
HOME	public - federal	\$607,922	\$1,070,233.24
HOPWA		0	0
CDBG-CV		0	\$106,106.27

Table 2 - Resources Made Available

Narrative

CDBG funds were utilized for owner-occupied rehabilitation, non-profit support grants, and related administrative costs. HOME funds were utilized for down payment assistance, assistance for the construction for affordable rental units and related administrative costs. CDBG-CV was utilized to support local non-profits organizations impacted by the pandemic.

Program income is generated from loan repayment and property sales, then reinvested in the community through other activities. During the 2022 year, CDBG generated \$36,592.93 in program income and HOME generated \$11,570.64 from loan repayment.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
West Greenville	75	37	All CDBG/HOME programs are distributed citywide. Expanding income limits in West Greenville is an attempt to broaden participation in this project area. Because programs are available on a first-come, first-served basis, there are some limits to directing funds into particular neighborhoods. Upcoming developments will create more opportunity in West Greenville.

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City's concentrated efforts are in the West Greenville Redevelopment Area. The 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 and down payment assistance. Three of eight owner-occupied homes that underwent construction were rehabilitated in the West Greenville Redevelopment Area. There were two down payment assistance subsidies that supported first-time homebuyers, all within 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 maximizes opportunities to address housing and community development needs by leveraging additional resources to:

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

Several City-owned, vacant lots are leased by citizens and civic organization to create community gardens to increase access to healthy, affordable food and to support ongoing neighborhood revitalization.

Infrastructure improvements supporting a North Carolina Housing Finance Agency tax-credit project is underway through a grant from the NC Office of Resiliency and Recovery. These projects create affordable housing for low- and moderate-income renters.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$1,668,970
2. Match contributed during current Federal fiscal year	\$328,695
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$1,997,665.00
4. Match liability for current Federal fiscal year	\$151,980.50
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$1,845,684.50

Table 4 – Fiscal Year Summary - HOME Match Report

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						
Number	3					3
Dollar Amount	\$1,038,744.06					\$1,038,744.06
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	3		3			
Dollar Amount	\$1,038,744.06		\$1038744.06			
Sub-Contracts						
Number						
Dollar Amount						

Table 5 - Minority Business and Women Business Enterprises

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	240	162
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 The Production of New Units	186	180*
Number of households supported through Rehab of Existing Units	10	10
Total	196	190

Table 7 – Number of Households Supported

*These units are under construction

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

During the 2022 program year, funds were made available for rental development. The rental development project, Arlington Trace, has been initiated and will provide 180 units to support victims of domestic violence, individuals at risk of homelessness, veterans, and rent rates will remain affordable for families who make up to 60 percent of the county's area median income. Staff is assessing opportunity to create a new project for rental housing. The rehabilitation of existing units continues to be a stable means to provide affordable housing in the community. The potential for acquisition of property to expand the impact in Lincoln Park will remain in the budget. 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.

While not all outcomes were met, the planning process continues in an effort to meet expectations during the 5-year planning period. The realization of new rental units is expected to become available in the upcoming program year.

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	502	0
Low-income	113	2
Moderate-income	128	0
Total	743	2

Table 8 – Number of Households Served

The City is committed to its expectation of at least 70% of funds benefiting low- and moderate-income individuals and families. Roughly 97% of all beneficiaries during the 2022 program year 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 primarily reduced the risk of homelessness through sub-recipient grants made available to Community Crossroads Center to assess housing needs for residents.

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

The partnership between the City and Community Crossroads, through the sub-recipient program, is the most direct means of assessing and addressing homeless individuals' needs. The VI-SPDT assessment aids in determining severity and type of needs to be addressed. Funding for administration of that assessment is covered, in part, by CDBG.

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 which manages a total of 135 units in three towns; Farmville Housing Authority which manages 174 units; and Ayden Housing Authority which 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 2022-2023, the City of Greenville Planning and Development Services Department's Housing Division continued in partnership with the Greenville Housing Development Corporation, a non-profit extension of the Greenville Housing Authority, to participate in homebuyer counseling and financial literacy courses.

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-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's 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 identified 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 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" of the CAPER for review and to receive public comments was published in the local paper on August 22, 2023.

The CAPER was made available for review for a period of at least 15 days. Also, the "Notice of Public Hearing" to receive public comments at the City Council meeting was published in "The Daily Reflector" on August 22 and September 14, 2023. The public hearing is scheduled for City Council on September 14, 2023.

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 used to reinvest into the community through owner-occupied rehabilitation

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

