



CITY OF GREENVILLE

FIVE-YEAR CONSOLIDATED PLAN FISCAL YEARS 2008 – 2013



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CITY OF GREENVILLE

2008 – 2013 CONSOLIDATED PLAN

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CITY OF GREENVILLE
2008-2013 FIVE-YEAR CONSOLIDATED PLAN

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3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

I. GENERAL

a. Executive Summary

The Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD). This document serves the following functions:

- A planning document for City of Greenville, which builds on a comprehensive community consultation process.
- An application for federal funds under HUD's formula grants programs.
- A strategy to be followed in carrying out HUD programs; and
- An action plan that provides a basis for assessing performance.

The City of Greenville's FY 2008 – 2013 Consolidated Plan establishes a strategic course of action for housing and community development in Greenville. This document summarizes Greenville's plan and provides interested parties an understanding of the planned housing and community development activities that will be implemented over the next five years.

Funding received through this application/plan from the U.S. Department of Housing And Urban Development (HUD) makes a substantial impact on serving the needs of very low-income, low-income, moderate-income, homeless and special needs populations in Greenville.

This plan provides information regarding the needs of residents in Greenville and how the programs funded through HUD will be administered to meet those needs. This document also describes goals and objectives of HUD-funded programs over the five years.

The City of Greenville has been an Entitlement Community for Community Development Block Grant (CDBG) funds since 1994. The City has also 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 Consortium 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 will continue to fund new Projects and work closely with Consortium members, Pitt County, as well as the Towns of Farmville, Ayden, Bethel, Grifton and Winterville while providing support and monitor the Consortium programs until all remaining funds of the Pitt County HOME Consortium are expended.

During the past five years, the City of Greenville and Pitt County HOME Consortium carried out activities that were identified as the needs and priorities identified within the Consolidated Plan. Priority needs from 2003 through 2007 called for a concentrated effort within the 45-Block West Greenville Revitalization Area for the City and Housing Rehabilitation within the jurisdictional boundaries of the Pitt County HOME Consortium. The following cumulative accomplishments have been realized since 2003 fiscal year:

- Rehabilitated almost 100 homes through the CDBG and HOME Programs, matched with local funding.
- Completed abatement of lead-based paint in over 50 housing units
- Funded 22 nonprofits
- Constructed and sold over 100 new homes in the Countryside Estates Subdivision. Local funds were used for infrastructure and land acquisition.
- Using State ESG funding, provided emergency shelter for several thousand homeless persons and initiated more permanent housing for the homeless through the Continuum of Care.
- Provide shelter and services to HIV/AIDS afflicted clients using State assisted HOPWA funds.

The 2008-2013 Consolidated Plan Strategy for the City of Greenville CDBG and HOME efforts will be to concentrate efforts in the 45 Block Revitalization in West Greenville area. The goals of this effort will be to:

1. Reduce substandard housing and blight in the area.
2. Preserve owner-occupied housing.
3. Increase homeownership.
4. Improve public infrastructure.
5. Increase economic development opportunities in the area.

During the Action Plan period for 2008-2009 and beyond, the other HOME Consortium members expect to continue to provide low-moderate assistance for ongoing housing revitalization programs.

Strategic Plan 2008-2013

b. Mission: The mission of the City is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities. The lead agency responsible for the development of the City's Consolidated Plan is the Community Development Department, Housing Division.

The Consolidated Plan establishes a unified, coordinated vision of community development actions for the upcoming five years. Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. The City uses the input from citizens and its community development partners to determine its housing and community development needs, to develop strategies for addressing those needs, and to undertake specific actions consistent with those strategies. Specifically, the City is actively involved with, and obtains significant input from specialized organizations, agencies, and committees focused on the needs of the City and its residents. Input is also gathered throughout the year through public meetings, citizen participation, and interaction with residents and business and community leaders.

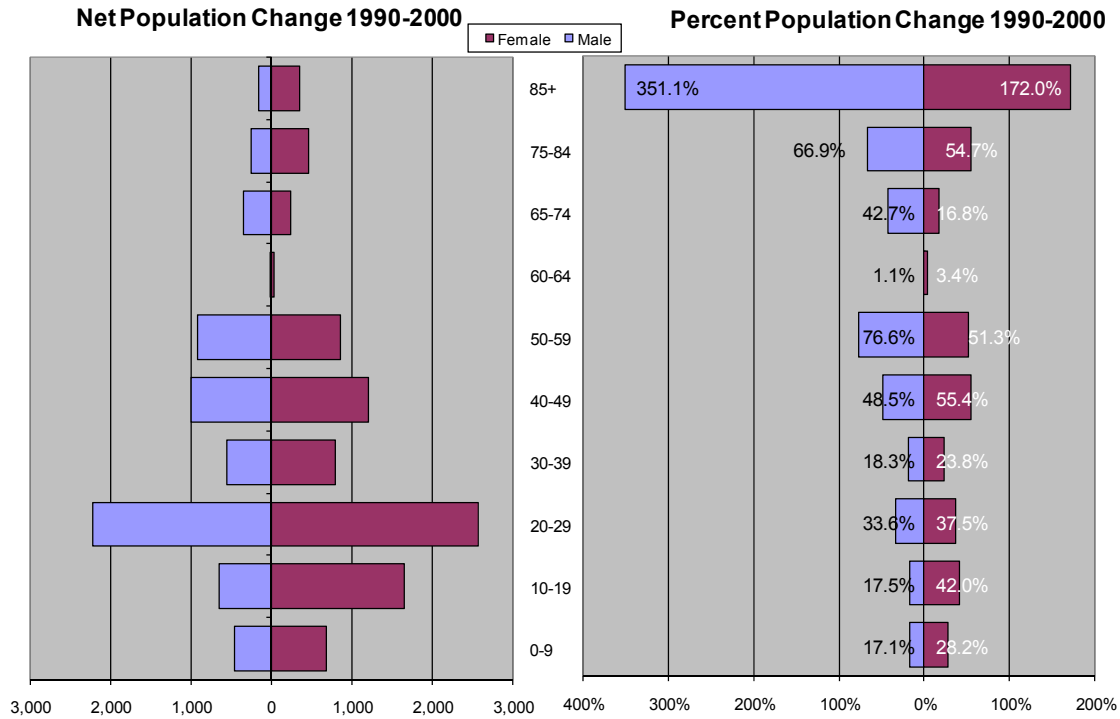
c. Population and Area

The City of Greenville is the retail, healthcare, educational, and cultural hub of Eastern North Carolina. From every major retail store, to a world-class regional medical facility and heart center (Pitt County Memorial Hospital), to one of the State's largest universities and a top-notch medical school to college athletics (East Carolina) the Region is rich in opportunity.

Greenville is the twelfth largest city in North Carolina. From 1990 to 2000, the population increased by more than one-third, growing by 34.3 percent from 44,972 in 1990 to 60,385 in 2000. According to the American Community Survey, the 2005 population was estimated at 71,211, representing an additional 17.9 percent growth over 2000. Greenville population growth outpaced that of Pitt County, which saw the population change by 24.0 percent, from 107,924 in 1990 to 133,798 in 2000. In 2005, the American Community Survey estimated the population of Pitt County to have increased to 145,619, representing a growth rate of just 8.8 percent.

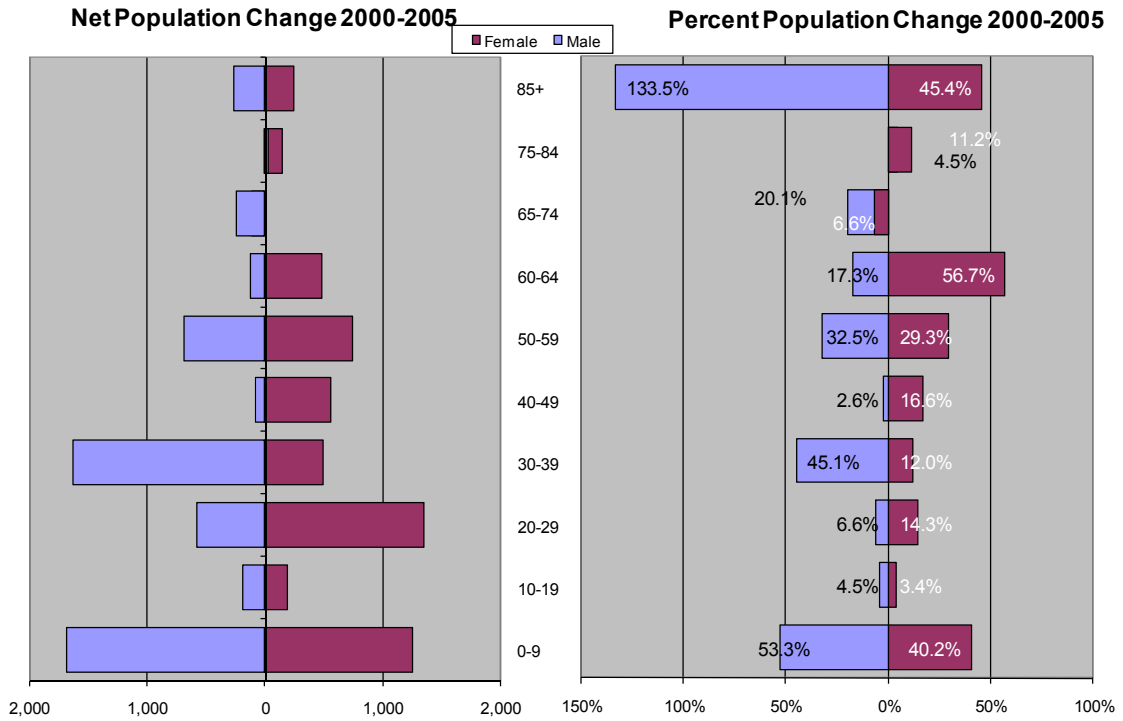
Numerically, the highest growth in the City's population occurred in the cohort aged 20-to-29, who represented 29.9 percent of the population in 1990 and 30.2 percent in 2000—the largest percent in both years. Those aged 10-19 represented the second largest cohort in the population each year: 17.0 and 16.5 percent in 1990 and 2000, respectively. Almost equal increases occurred among those aged 40-49 and those aged 50-59. In the graphs below, blue bars on the left represent population increases among males and red bars on the right represent increases among females. When the positions are reversed, it indicates a loss in population. No cohort lost population between 1990 and 2000.

Figure 1: Population Change: 1990 - 2000



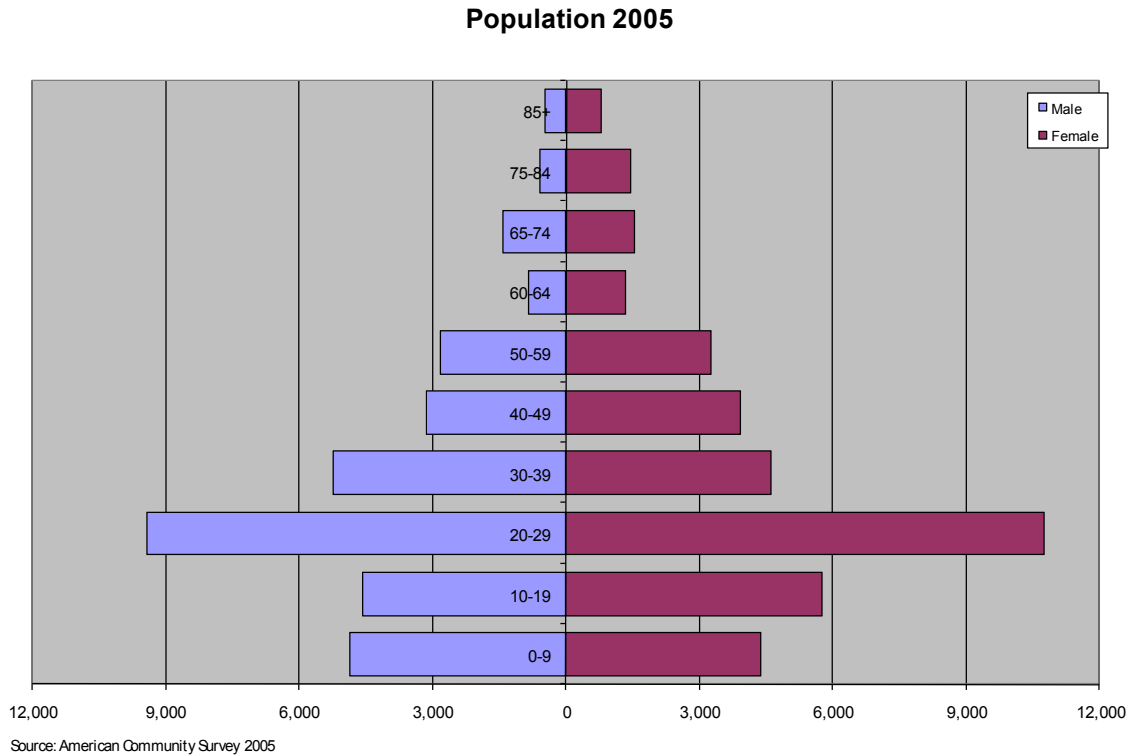
Between 2000 and 2005, the largest cohort, again, was those aged 20-29, now representing 28.3 percent of the population. The second largest cohort was those aged 10-19, at 14.5 percent of the population. Among both cohorts, these percentages represented a small decrease (less than 2 points each), while those aged 0-9 represented the fastest rate of growth, at 2.55 points. There was a small loss among females aged 65 to 74 and among males aged 75-84 between 2000 and 2005 (obscured by increase in females of this same age in the graph below).

Figure 2: Population Change 2000-2005



In 2005, the City's largest population segment is estimated to have been those aged 20 to 29, estimated to number 20,182. Those aged 10-19 numbered 10,342 at the same time. At 53.1 percent, females slightly outnumber males in the population.

Figure 3: Population Age/Gender 2005



d. Households and Age of Housing

The number of households in the City of Greenville increased by 49.2 percent, from 16,878 in 1990 to 25,187 in 2000. The number of households increased again between 2000 and 2005 to an estimated 32,433, an additional increase of 28.8 percent. Overall household size dropped from 2.49 to 2.14 persons per household between 1990 and 2000, and fell again to 1.96 by 2005. While the number of family households increased over the period, their proportion in the population declined from 1990 to 2005. Married-couple families declined from 36.3 percent of households in 1990 to 31.6 percent in 2000, but remained nearly stable at 31.5 percent in 2005. At the same time, non-family households increased dramatically, comprising from 46.6 percent of all households in 1990 to 52.6 in 2000, and 52.8 in 2005. A more rapid increase took place among householders living alone, which rose from 30.0 percent in 1990 to 35.3 percent in 2000, and 39.4 percent in 2005. Numerically, the increase in householders living alone was nearly equal between survey years, while the numeric increase in non-family households fell by nearly 20 percent. This suggests that more individuals may be opting to live alone rather than partnering with unrelated roommates. The graph below illustrates the proportion of the population made up by each household type; however, these household types are not mutually exclusive. While all

household types increased in number, their proportion in the community may be lower than in 1990.

Figure 4: Household Types 1990 - 2000 - 2005

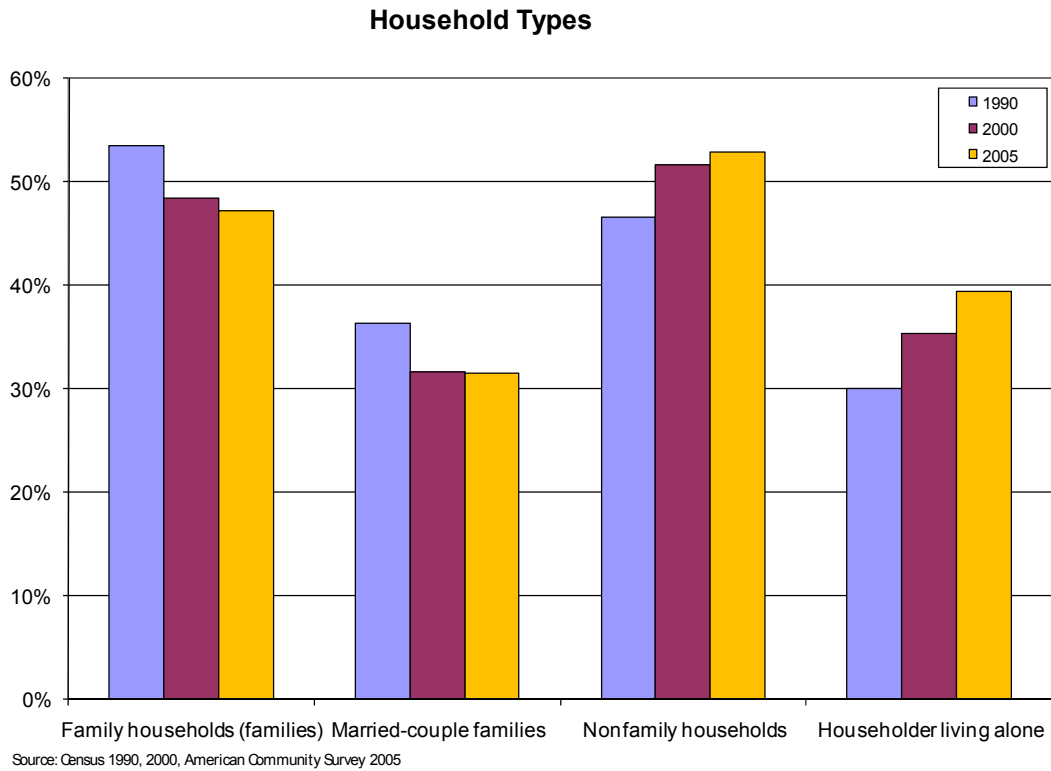
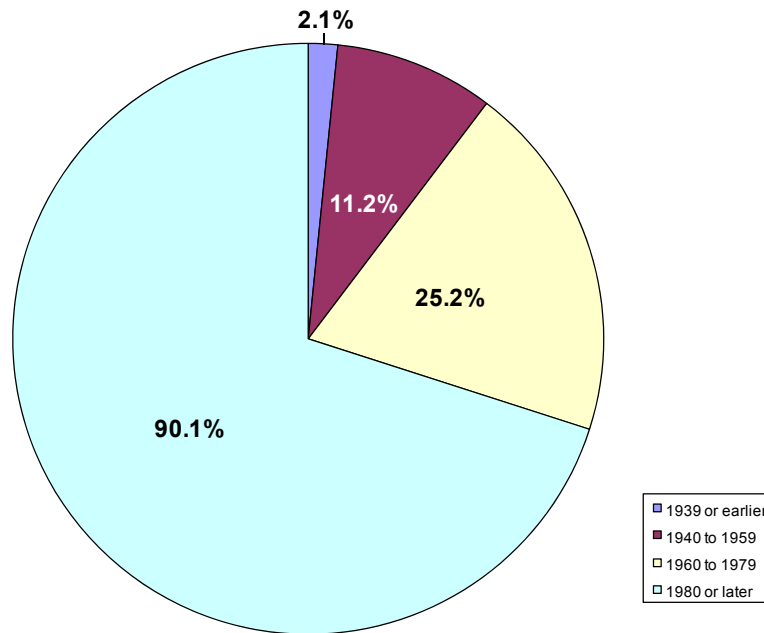


Figure 5: Age of Housing Stock: 2006

Age of Housing Stock

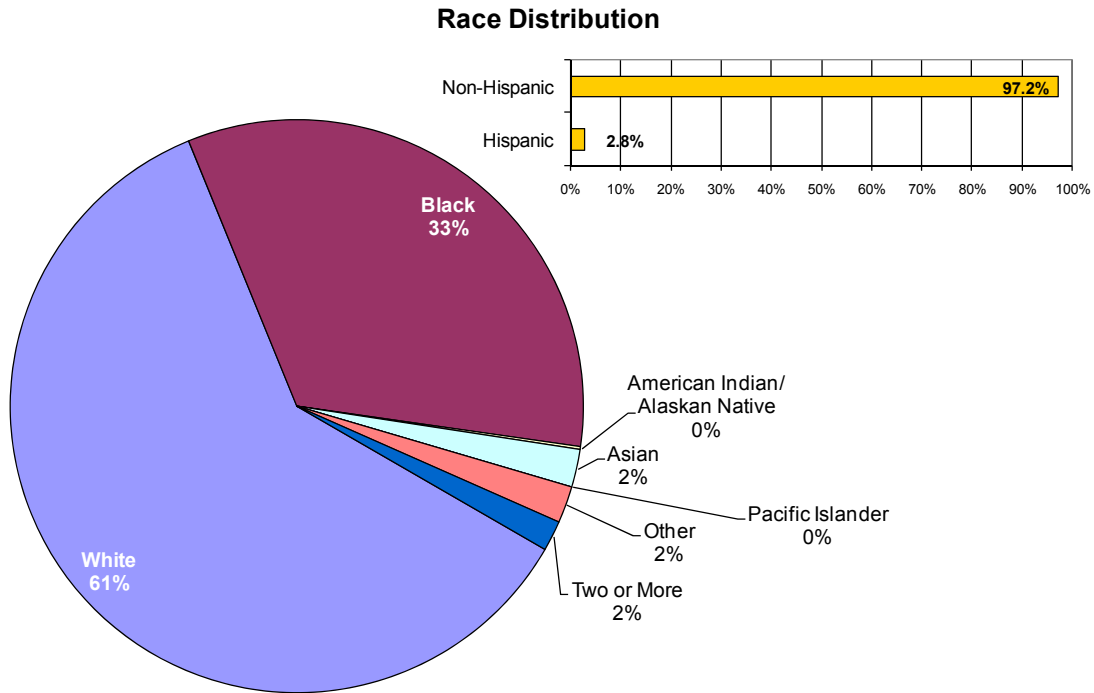


Source: American Community Survey 2005

e. Racial Composition

Greenville is a racially diverse city; the number of minority persons is nearly triple the national average. The population of City of Greenville, according to the 2000 Census, was 61.4 percent White; 34.2 percent Black or African American; 0.5 percent American Indian or Alaskan Native, 1.5 percent Asian, 1.0 percent some other race, and 1.4 percent two or more races. Hispanic or Latino ethnicity accounted for 2.0 percent of the population. By 2005, both the white and Black populations had lost nearly one full point each, while those who identify themselves as Asian or of some other race had increased by nearly this same amount. At the same time, those who reported Hispanic or Latino ethnicity increased to 2.8 percent of the population.

Figure 6: Race Distribution 2006



Source: American Community Survey 2005

In response to these needs, the City of Greenville’s strategic plan outlines the overall goals for addressing area housing and community development needs in the coming five years. The plan will identify how the City intends to use its Federal resources to address priority needs. The specific resources to be discussed include the Community Development Block Grant (CDBG) Program, the HOME Program, and several local CHDOs. Finally, Greenville is supported by the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program, administered by the State of North Carolina, Department of Health and Human Services, as well as the Greenville/Pitt County Continuum of Care for Homeless Programs.

As a growing community, the City of Greenville must successfully balance a diverse array of housing and community development issues. Given the range of competing needs, the City must invest its scarce public resources wisely. Therefore, as a general principle, the City will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible, especially in the target area of low-moderate income part of the City.

f. Performance Measurement

Through the public participation and consultation process, the City has identified the community's overall goals and objectives, under the Performance Measurement System (PMS). The objectives also appear on an Integrated Disbursement Information System (IDIS) screen and the City chooses from the options presented. The three objectives are:

Suitable Living Environment - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Under the **PMS** the City has chosen from one of the three outcome categories that best reflects what the Council and Citizens are seeking to achieve by funding that activity, and then enter the outcome on the appropriate IDIS screen. The three outcome categories are:

Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability. Affordability applies to activities that provide affordability in a variety of ways in the lives of low and moderate income people. It may include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability (Promoting Livable or Viable Communities)

Sustainability applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Finally, each outcome category is connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements under which the City reports the activity or project data to document the results of the activities or projects. Each activity provides one of the following statements, although sometimes an adjective such as new, improved, or corrective may be appropriate to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for purpose of creating suitable living environments
- Affordability for the purpose of providing decent affordable housing
- Affordability for the purpose of creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Based on the objectives and outcomes selected, and, in the case of CDBG activities the National Objective selected, IDIS identifies the specific indicators for each activity. Only the specific indicators appropriate for that activity will be available for the City to report. Thus, the process of identifying and selecting indicators is minimized. The objective and outcomes will combine with the activity indicator

data to produce statements of National significance regarding the results of the activity.

There are certain data elements commonly reported by all programs, although both of the City's programs (CDBG and HOME) may require different specificity or may not require each element listed below. The City reports the information required for both programs, as currently required, including:

- Amount of money leveraged (from other Federal, State, City, and private sources) per activity;
- Number of persons, households, units, or beds assisted, as appropriate;
- Income levels of persons or households by: 30 percent, 50 percent, 60 percent, or 80 percent of area median income, per applicable program requirements. However, if a CDBG activity benefits a target area, that activity will show the total number of persons served and the percentage of low/mod persons served. Note that this requirement is not applicable for economic development activities awarding funding on a "made available basis;"
- Race, ethnicity, and disability (for activities in programs that currently report these data elements).

General Information

g. Geographic Priorities

This table illustrates that, among renters, Native Americans experience a disproportionately higher rate of housing problems¹ in the City of Greenville. Among homeowners, there appears to be no disproportionate rate of housing problems experienced by any racial or ethnic group.

Race	Renter Occupied	Owner Occupied	Total
White	45.3%	18.6%	33.0%
African American	50.0%	28.1%	44.0%
Hispanic	52.5%	22.6%	45.9%
Native American	53.2%	20.4%	42.0%
Asian	44.2%	10.5%	33.9%
Pacific Islander	100.0%	0.0%	50.0%
All Households	47.4%	20.4%	36.8%

Program activities carried out by the City of Greenville will continue to occur within the West Greenville 45-Block Revitalization Area during the Consolidated Plan period of 2008-13. This area is bound on the north by West Fifth Street, on the west by Bancroft Street, on the east by Albemarle Avenue and to the south by Fleming Street. The area involved has been a target area for all City of Greenville programs for many years. Recent efforts have substantially reduced the area currently being targeted in an attempt to address greater needs in a more concentrated approach. The only exception will be housing rehabilitation throughout the City. However, eligible persons from all racial, ethnic and gender groups are given the opportunity to participate in any of the housing programs.

h. Priority Needs

The City of Greenville's five-year strategy is designed to assist the needs of principally the very-low and low-income population by adhering to the statutory goals of providing decent housing, suitable

¹ Households with housing problems are those households that occupy units without a complete kitchen or bathroom, that contain more than one person per room or that pay more than 30% of their income for housing expenses.

living environment and creating economic opportunities. The strategy will be implemented through a combination of Community Development Block Grant, HOME Investment Partnership and local Bond funds, as well as through community, public and private partnerships.

The general priorities that City of Greenville has adopted for its five-year strategic plan provide the vision for specific priorities within each of the following categories: Housing Assistance, Homeless Assistance and Non-Housing Community Development Assistance. The proposed priorities being employed to allocate funds are:

Housing Assistance

- Priority 1 – Down Payment Assistance for First-time Homebuyers
- Priority 2 – Housing Rehabilitation
- Priority 3 – New Construction of single-family units
- Priority 4 – Acquisition/Rehabilitation of Rental Housing
- Priority 5 – Acquisition/New Construction of Multi-family Rental/homeowner units

Homeless Assistance

- Priority 1 – Essential Services
- Priority 2 – Rehabilitation/Renovation

Housing and Non-Housing Community Development Assistance

- Priority 1 – Public Services (Both)
- Priority 2 – Public facilities Improvement (Non Housing)
- Priority 3 – Clearance/Demolition (Non Housing)
- Priority 4 – Economic/Business Development (Non Housing)
- Priority 5 – General Program Administration (Both)

More specifically, the specific priorities that have been planned and funded for the next five years are listed in the tables in the following appropriate sections such as Housing, Homeless, and Community Development (Non Housing). Each table provides the priority level, activity funded, funding level, funding resources, time frame, geographic location and performance measurements over the one and five years.

i. Obstacles to Meeting Underserved Needs

Other than insufficient financial resources, there are no particular obstacles to meeting underserved needs within or outside of the West

Greenville Revitalization Area.

j. Managing the Process 2008-2013

Lead Agency

The City of Greenville, through its Housing Division, the network of housing sub recipients and Community Housing Development Organizations (CHDOs), are effectively organized to utilize all the funding received through the various State/Federal programs.

Plan Process

The City of Greenville will continue to provide program delivery services through the process established while administering the HOME Consortium in conjunction with the on-going CDBG effort within the West Greenville Area. Non-profit agencies and local service providers as well as, the North Carolina Housing Finance Agency, the Greenville Housing Authority, and the Pitt County Continuum of Care are key organizations in the City's Community Development delivery structure.

Consultations

In developing the Plan, the City consulted with the Chamber of Commerce, Habitat for Humanity, Greenville Community Shelter, Domestic Violence Shelter, Greenville Housing Authority, Pitt County Planning Department, Mid East Housing Authority, Pitt County United Way, PICASO, New Directions Family Violence Center, Flynn Christian Home, Martin County Community Action, Pitt County Council on Aging, and Progressive Action and Restoration. Additionally, the North Carolina Housing Finance Agency, the North Carolina Department of Health and Human Services, the North Carolina Coalition to End Homelessness, and the Pitt County Continuum of Care are critical organizations in the City's Community Development Program.

k. Citizen Participation 2008-2013

Summary of the Citizen Participation Process

To maximize citizen participation, the City held three public meetings to solicit information for the Consolidated Plan (2008-13), in addition to one public hearing to discuss the past year's performance and to hear funding requests for the coming 2008-2009 program year. Public comment and input was encouraged at the Consolidated Plan meetings regarding the needs of the City and the surrounding area and the use of CDBG program funds.

The revised Citizen Participation Plan is submitted with the Consolidated Plan.

Summary of Comments or Views on the Plan

Community Needs identified:

1. Nonprofit assistance needed:
 - Capacity building
 - Developing housing counselors
 - Grant writing
 - Eliminate perception of city staff bias
 - Treat all fairly
 - CHDO training
2. Need to eliminate overcrowding & blight conditions
 - Enforce minimum Housing Standards
 - Proactive code enforcement
 - Increase front, side and rear setbacks
3. Affordable Housing concerns:
 - Houses must remain affordable
 - Senior citizen housing needed
 - Rental housing needed
4. Insure that streets are accessible to main thoroughfares
5. Need jobs/small businesses
 - Create safe environment for new businesses
 - Small business development programs

-
- Mentoring programs for businesses
 - Job training for workers
 - Programs on techniques of marketing
6. Need safe communities
 - Increase police response time to crime
 - Increase police presence
 7. Need for Housing Counseling
 - Develop an education component
 - Address "gaps" in counseling programs
 - Develop a comprehensive program utilizing more than one nonprofit
 - Address "special needs" clients
 - Credit counseling programs for teens & adults
 8. Citizen relocation/displacement concerns:
 - Its important that citizen be allowed to remain in West Greenville if desire
 - Need diverse neighborhoods
 - The stability of senior citizens must be a concern
 - Equal treatment
 - Affordable
 9. Senior Needs:
 - Recreational activities
 - Handicap accessibility
 10. Youth Needs:
 - After school programs
 - Teen recreational activities
 - Develop a teen Center
 11. There is a need to plan for sustaining West Greenville after revitalization complete.
 12. Need for multifamily units
 - For seniors
 - Citywide
 - Affordable
 - Special needs population
-

Efforts to Broaden Public Participation

The public hearings/meetings were advertised in local newspapers at least 15 days in advance. The advertisements encouraged public attendance and input on the process, identification of which needs should be addressed, and the effectiveness of programs and activities carried out by the City's Department of Community Development.

Efforts to involve citizens in the planning process for the development of the consolidated plan included the invitation of the public to several hearings. Invitations were made through advertisements in the local newspapers, the distribution of flyers in the community, letters to partners, housing advocates, local churches and businesses, lenders and various community and neighborhood organizations. Announcements were made at City Council meetings and notice was also given to the public via television. Meetings were made accessible to the handicapped as well.

The meeting notices advised the public of the availability of the draft Consolidated Plan and Annual Action Plan for review. The notices encouraged input from the public and also advised them of the date of the final public meeting.

The following are comments received during the final public hearing held May 8, 2008 from three (3) citizens:

1. Mr. Robert Thompson, Co-Chair of the Blue Ribbon Task Force to End Homelessness, thanked the City staff for its efforts to end homelessness and for including language in the proposed Consolidated Plan that will facilitate the work of the Task Force. The language and intent will enable the City to be an active partner. The Task Force is on target to complete the work by the end of the summer and will bring the Plan to the Council and County Commissioners in early fall. He will be happy to meet with the Council to discuss the progress of the Blue Ribbon Task Force.

Response: The City is an active partner with Pitt County government, United Way and others in developing a ten year plan to end chronic homelessness. A resolution in support was adopted April 9, 2007 by Greenville City Council.

2. Ms. Lynne James, Executive Director of the Greenville Community Shelters and a member of the team working with the Task Force, expressed support of the Consolidated Plan. It is apparent in looking at the Consolidated Plan that the housing needs in the community are not being met, including those of the homeless population. Ms. James stated that she has been active with the Continuum of Care, which has been in existence since 2003. It is working to bring financial dollars in the community to address this segment of the population. This group has been successful in helping meet some of the housing needs. A housing resource award in the amount of \$600,000 was awarded to meet the needs of the homeless, many of whom have disabilities. Being an inclusive community or city means that they need to look at all ways to gather resources to provide housing for this population. Funds that will be consolidated through the Consolidated Plan can be leveraged with those dollars that have been brought into the community. She stated that even though the 10-year planning process is not on the same timeline as the Annual Action Plan, the Council may see some requests coming that are part of the initiative and see how they can be used to leverage those other initiatives and increase the dollars coming into the community. Serious thought needs to go into it. Ms. James commended the City for the work it has done in putting together the Consolidated Plan and the work of the Blue Ribbon Task Force. She asked the Council to remember the people who may not be in a position to put themselves in a situation where they could have decent, safe and affordable housing. Working in concert, the two initiatives can be successful in making more dollars available for that effort.

Response: The City does recognize the need for affordable housing, especially for the homeless population; and as stated in this plan will make every effort to continue to address the problem. In addition, the City has been funding the Greenville Community Shelter annually for renovation/repair projects since 2001 through Community Development Block Grant funds.

3. Mr. Anthony Herring, who moved to Greenville two years ago, stated that there are a lot of boarded up houses in the area. He asked why the City can't use some of those houses to put the homeless people in.

Response: The houses that are boarded up are substandard and in need of extensive repair. The City is actively acquiring these structures from private owners as funds permit for the purpose of building

affordable houses for low to moderate income citizens. In addition, the Code Enforcement Division is working with the owners of these structures to make needed repairs.

I. Institutional Structure 2008-2013

Partnerships

The City works with other public and private agencies to identify and prioritize community needs, develop strategies and action plans, identify community resources, and promote the coordination of resources. Representatives from public and private agencies, as well as the private sector involved in assisted housing, health services, and social services participate in individual and group meetings to obtain information and provide input to the development of the Consolidated Plan. Listed in the chart below, taken from the Continuum of Care Exhibit 1, is a comprehensive list of local and State of North Carolina agencies that play key roles in the City’s community development process.

TABLE 2
Key Agency Partners
North Carolina Health and Human Services
North Carolina Housing Finance
North Carolina Employment Security Commission
Walter B Jones ADATC
LOCAL GOVERNMENT AGENCIES
City of Greenville Mayor and City Council
City of Greenville Housing and Planning Departments
Fountain Township
Pitt County Mental Health LME
Pitt County Commissioners
Pitt County Department of Social Services
PUBLIC HOUSING AGENCIES
Greenville Housing Development Corp.

Greenville and Mid Carolina Housing Authorities
SCHOOL SYSTEMS / UNIVERSITIES
Pitt County Schools/East Carolina University/Pitt Community College
LAW ENFORCEMENT / CORRECTIONS
Greenville Police Department/Pitt County Sheriff's Office
LOCAL WORKFORCE INVESTMENT ACT (WIA) BOARDS
Going Home Initiative
OTHER
Vietnam Veterans of America
NON-PROFIT ORGANIZATIONS
Metropolitan Housing & CDC
Farmville Housing Development Corporation
Habitat for Humanity
Progressive Action and Restoration
United Way of Pitt County
Legal Aid of North Carolina
Martin/Pitt Partnership for Children
Family Violence Program
REAL Crisis Intervention Inc.
PICASO
Steps to Freedom
Greenville Community Shelters
PATH
MARTIN County Community Action
FAITH-BASED ORGANIZATIONS
Ayden United Methodist Church
FUNDERS / ADVOCACY GROUPS
BUSINESSES (BANKS, DEVELOPERS, BUSINESS ASSOCIATIONS, ETC.)
Attorney at Law-Hugh Cox
HOSPITALS / MEDICAL REPRESENTATIVES
Pitt County Memorial Hospital
The Village
Oxford House
Health Assist

City Strengths and Gaps

The mission of the Community Development Department is to administer and implement policies, programs, and services authorized by the Greenville City Council that shape the physical environment of the City and provide services to the citizens of Greenville in a professional manner.

The Department is comprised of five divisions:

- The Administrative Division oversees and supervises all of the activities within the Community Development department.
- The Housing Division administers and monitors programs to assist low and moderate-income citizens, including federal CDBG and HOME programs and local affordable housing initiatives.
- The Code Enforcement Division is responsible for the enforcement of the Minimum Housing Code and Nuisance provisions of the Greenville City Code. The division is also responsible for working to strengthen neighborhoods through programs such as the Spring Clean Up and the Neighborhood Grant program.
- The Urban Development Division works with citizens, neighborhood groups, business and property owners, local commissions and organizations, and elected officials to revitalize and preserve Greenville's Center City and surrounding neighborhoods.
- The Planning Division serves as the administrative and technical coordinator for current land development and long range planning activities within the City's 65 square-mile planning jurisdiction.

Public Housing Strengths and Gaps

The Greenville Housing Authority ("GHA") operates a total of 714 units, administers 25 Housing Choice Vouchers, currently constructing 12 units of low income handicap accessible units (Initiative 400 project), developing a 60 unit Low Income Housing Tax Credit project for the Seniors, five new families obtained homeownership, received funds from Shelter Plus Care program to assist ten (10) homeless

individuals with rental assistance and recently been approved for three year ROSS Homeownership grant. In addition, GHA annually receives Federal funds to modernize and repair public housing units.

Also, the City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. Residents will utilize the Housing Choice Voucher program and City of Greenville HOME down payment assistance program to purchase new homes, developed by a local Community Housing Development Organization (“CHDO”) and other affordable housing sources.

m. Monitoring 2008-2013

Within the existing CDBG and HOME programs, the City of Greenville’s Housing Division Staff has the responsibility for monitoring all activities undertaken.

All activities are covered by an established set of standards in the City of Greenville’s Policy and Procedures Manual for the Community Development Programs. In addition all activities are carried out under a binding contract. Activities are reviewed for compliance with program objectives. The Housing Division maintains records of all activities.

Monitoring activities include but are not limited to the following:

- Monthly and Quarterly meetings with Affordable Housing Loan Committee.
- Weekly contact with Non-Profit Agencies funded under the CDBG and HOME programs for compliance with Local/National Program Objectives.
- Monitoring projects of Non-Profits that provide public service to insure compliance with Section 3, Davis-Bacon, Bidding, Contracting, Uniform Act, Auditing and Local Building Code requirements.
- Monitor progress of all projects through bimonthly reporting to City Management.

-
- Financial activities in the programs are reviewed on a monthly basis.
 - Annual inspection of assisted properties for continued maintenance of property and verification of Hazard Insurance by Community Development Staff.
 - Annual independent audit of all expenditures is conducted and results are provided to City Council, Granting Agencies, and Bonding Agencies.
 - Review of nonprofit files for maintaining information required by the City of Greenville and granting agencies (as outlined in procedures manual and contract).
 - Conduct workshops for contractors, non-profits, and other program participants to establish guidelines and requirements.

n. Priority Needs Analysis and Strategies 2008-2013

Assigning Priorities

The City's top community development priorities are to concentrate on the needs of the West Greenville Revitalization Area over the five year term of the 2008-2013 Consolidated Plan. In addition, the City will serve the balance of the low-moderate population of the City with CDBG and HOME funds for housing rehabilitation, downpayment assistance and public service activities.

Obstacles to Underserved Needs

The major obstacle to serving all the low-moderate income persons in the City, including the West Greenville Area, is the very small amounts of Federal funds available. The City uses local Bond issue and general funds to carry out most of the Housing and Community Development work in Greenville.

o. Lead Based Paint 2008-2013

Lead-Based Paint Hazards

Lead poisoning is one of the worst environmental threats to children in the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children.

All children are at higher risk to suffer lead poisoning than adults, but children under age six are more vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma, and even death. Such severe cases of lead poisoning are now extremely rare, but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities impaired hearing and slowed growth.

Since the 1970s, restrictions on the use of lead have limited the amount of lead being released into the environment. As a result, national blood lead levels for children under the age of six declined by 75 percent over the 1980s and declined by another 29 percent through the early 1990s. Despite the decline in blood-lead levels over the past decade, recent data show that 900,000 children in the United States still have blood lead levels above 10µg/dL. These levels are unacceptable according to the Centers for Disease Control and Prevention (CDC) which lowered blood lead intervention level for young children from 25 to 10µg/dL (micrograms of lead per deciliter of whole blood) in 1991. Many of these lead-poisoned children live in low-income families and in old homes with heavy concentrations of lead-based paint. The CDC identified the two most important remaining sources of lead hazards to be deteriorated lead-based paint in housing built before 1978 and urban soil and dust contaminated by past emissions of leaded gasoline.

The national goal for blood lead levels among children ages six months to five years is to limit elevations above 15µg/dL to no more than 300,000 per year and to entirely eliminate elevations above 25µg/dL.

Housing with Lead-Based Paint Hazards

National Trends

According to a report published by the U.S. Department of Housing and Urban Development in September 1995, as many as 64 million homes (83% of the privately owned housing units built before 1980) have lead-based paint somewhere in the building. Twelve million of these homes are occupied by families with children who are six years old or younger. An estimated 49 million privately-owned homes have lead-based paint on their interiors. Although a large majority of pre-1980 homes have lead-based paint, the affected areas are relatively small. The amounts of lead based paint per housing unit vary with the age of the dwelling unit. Pre-1940 units have, on average, about three times as much lead-based paint as units built between 1960 and 1979.

Local Estimates

According to the Report on the National Survey of Lead-based Paint in Housing,² there are no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income or geographic region. The following Table includes data from the 2000 census on the year housing units in the City of Greenville were built. By applying the estimated national percentages of housing with lead-based paint somewhere in the building, we can estimate the housing units in The City of Greenville with lead-based paint.

Construction Year	Occupied Housing Units built before 1980	Housing with Lead-Based Paint	
		Units	Percent
Total	14,884	12,006	81%
1960 to 1979	10,222	7,769	76%
1940 to 1959	3,363	3,094	92%
Before 1940	1,299	1,143	88%

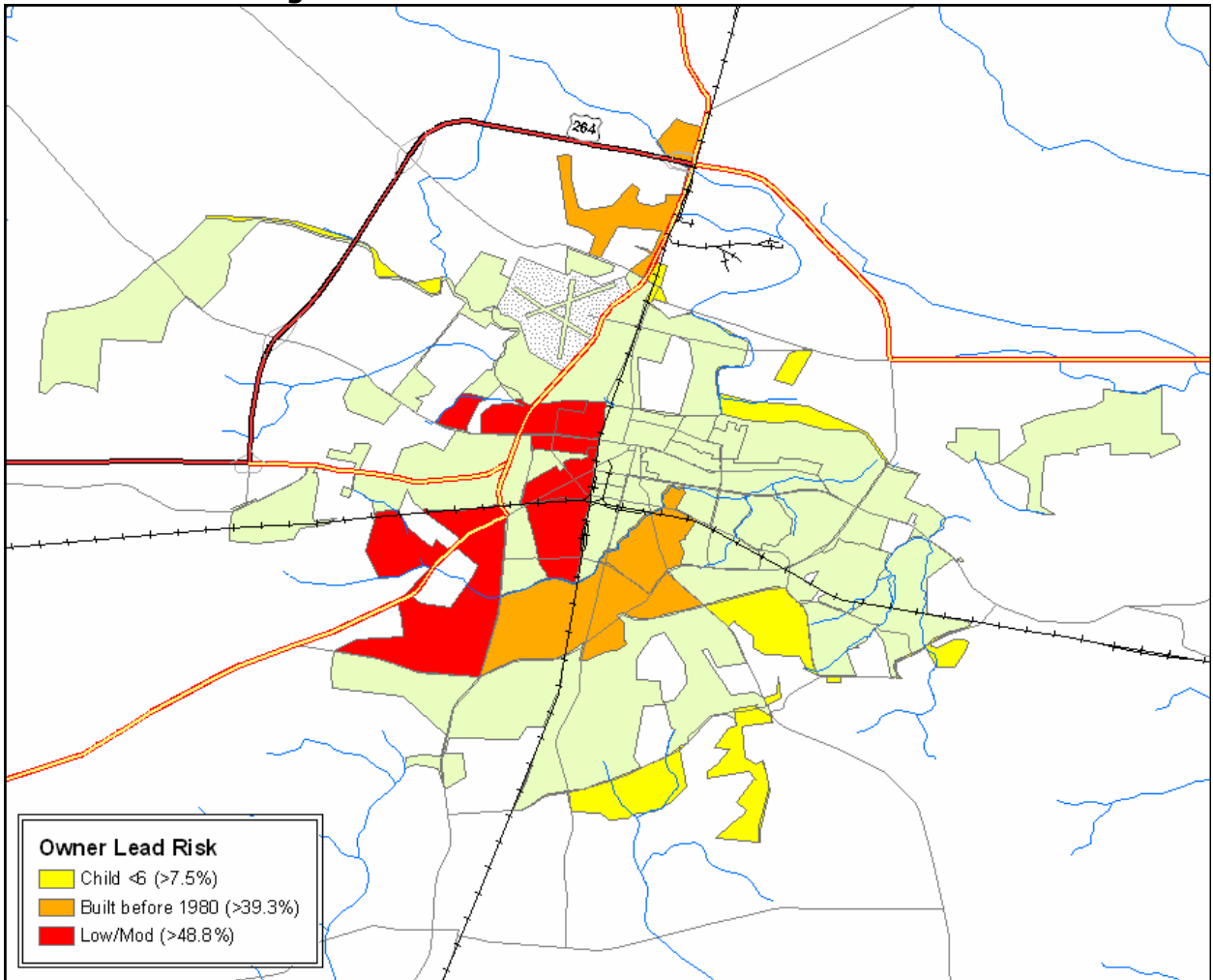
² EPA, *National Survey of Lead-based Paint in Housing*, DocNo024EPA., June, 1995

Based on these estimates, as many as 12,006 occupied housing units in the City of Greenville may contain lead-based paint. Nationally, the presence of lead is even more widespread in public housing; 86 percent of all pre-1980 public housing family units have lead-based paint somewhere in the building.

Three important measures of the likelihood of lead-based paint poisoning are (in order of relevance) the presence of a child under age 6, living in a structure that was built prior to 1978 (using census year 1980 as a proxy), and low income. By compiling these measures, we can begin to focus on where these affected housing units might be located.

The map below was developed by cumulative measures, comparing each to the City's average. The yellow areas indicate census tracts where more than 7.5 percent of the population is made up of children under age 6. This threshold represents the average percent of children under 6 throughout the City of Greenville. On average, 3.93 percent of the owner-occupied structures in the City were built prior to 1978—the year when lead-based paint was banned. The second measure—shown in orange below—indicates census tracts where a greater percent of children under age 6 than the 7.5 percent area average, and there is a greater percent of owner-occupied structures built prior to 1978 than the area's average of 39.3 percent, indicating a higher likelihood of risk of lead-based paint poisoning among young children. Finally, the 8 block groups shown in red below indicate a culmination of the previous two measures with the addition of higher-than-average population of low- and moderate-income households. In the City of Greenville, this average is 48.8 percent.

Figure 7: Distribution of Owner Lead Risk

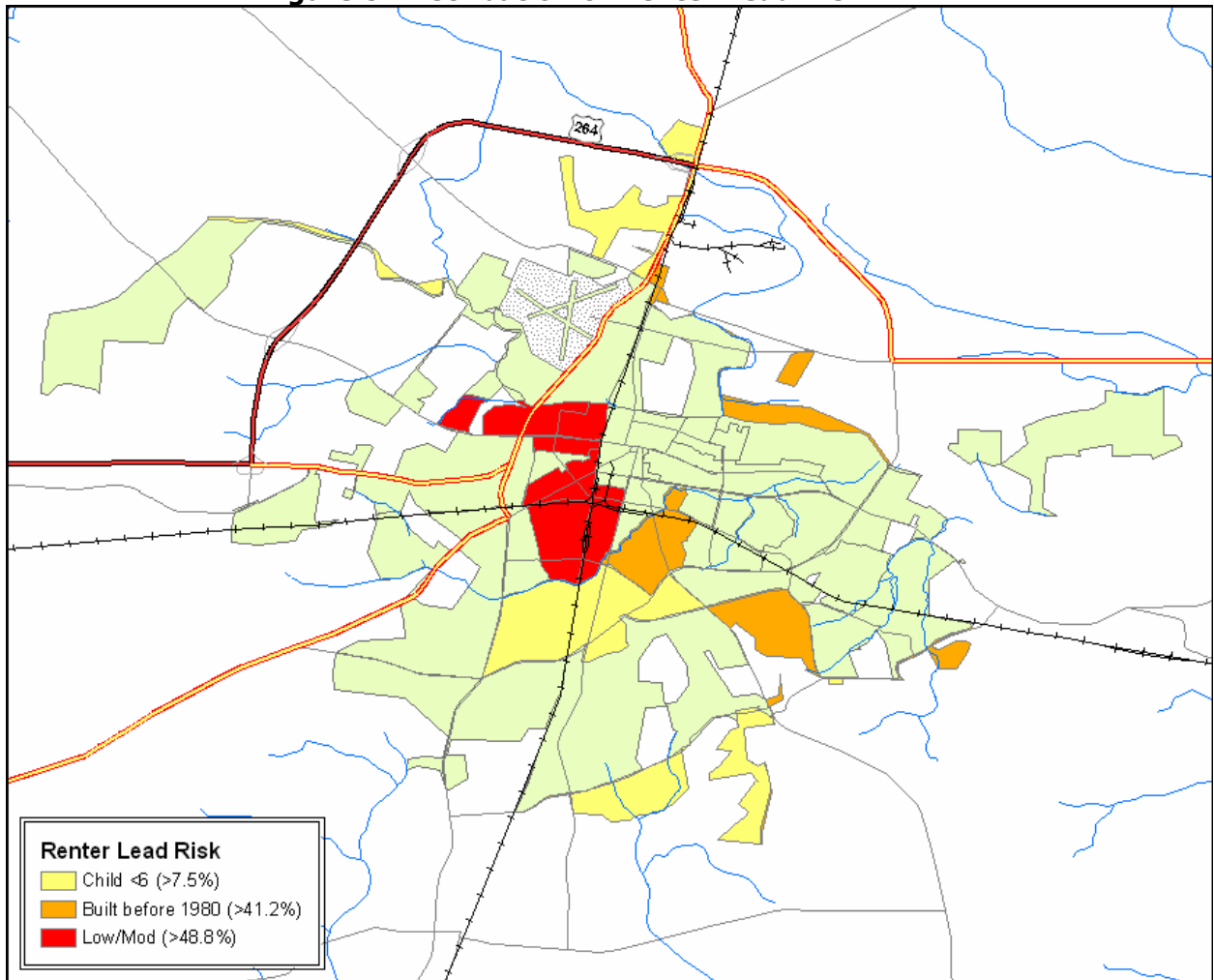


Renters, too, are at risk of lead-based paint poisoning hazard; in fact, they may actually be at greater risk, since they have less control over the conditions of the structure in which they live. The difficulty in lead hazard control for rental properties lies in gaining the owner’s consent and cooperation for performing needed work. Unfortunately, it is often the presence of a child with Elevated Intervention Blood Lead Levels (EIBLL) that sounds the alarm.

The methodology for targeting lead remediation for tenant-occupied units is the same as for owners. The same thresholds of children under age 6 (greater than 7.5 percent of the population) and low- and moderate-income composition of the tract’s population (48.8 percent) apply. However, in The City of Greenville, the threshold for renters living in homes built prior to 1980 is 41.2 percent (as compared to 39.3 percent of owners). This threshold means that there may be a high risk of lead-based paint poisoning hazard even in tracts that fall

short of this measure, and this risk should not be minimized. Seven block groups (shown in red below) have all three of the significant factors for lead hazards. Five of these block groups were also identified as having a high risk of lead hazards in owner-occupied units.

Figure 8: Distribution of Renter Lead Risk



Although local data are not available, in 2005 there were 21 confirmed cases of children with Elevated Blood Lead Levels (greater than 10µg/dL) at four separate addresses in Pitt County.³

In 2000, the population of Greenville comprised 45.1 percent of the population of Pitt County, and children under the age of 6 represented 7.5 (in 2000) percent of the population in the city. Housing stock built prior to 1980 (as proxy for 1978) is considerably less prevalent in Greenville than in Pitt County as a whole. While 45.2 percent of all

³ Department of Health and Human Services, Centers for Disease Control and Prevention, <http://www.cdc.gov/nceh/lead/grants/North%20Carolina/nc.htm>, accessed 3/18/08.

housing stock in Pitt County was built prior to 1980, in Greenville this figure is 29.9 percent (as of 2005). Proportionately, we can reasonably conclude that about ten of these children found to have dangerously high levels of lead in their blood in the last three years may have resided in Greenville.

Lead-Based Paint Hazard Reduction

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In renovation and property rehabilitation projects involving the City of Greenville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

II. HOUSING

a. Housing Needs 2008-2013

Estimated Housing Needs

A large percentage of extremely low-income and very low-income households in City of Greenville experience one or more housing problems. Households with housing problems are those households occupying units without a complete kitchen or bathroom, that contain more than one person per room, or that pay more than 30 percent of their income to cover housing expenses. The table below provides a breakdown of the percentage of households with housing problems by type of housing problem and income level.⁴

Housing Problem	Income Level	Households		
		Renter	Owner	Total
Any Housing Problems	30% or Less of Median	76.7%	83.1%	77.5%
	31% to 50% of Median	81.1%	73.6%	80.1%
	51% to 80% of Median	34.4%	44.8%	37.1%
	All Income Levels	47.4%	20.4%	36.8%
Cost Burden Over 30%	30% or Less of Median	75.5%	81.6%	76.2%
	31% to 50% of Median	78.4%	71.2%	77.5%
	51% to 80% of Median	28.7%	42.8%	32.5%
	All Income Levels	43.5%	19.7%	34.2%
Cost Burden Over 50%	30% or Less of Median	67.5%	62.4%	66.8%
	31% to 50% of Median	23.9%	46.0%	26.8%
	51% to 80% of Median	1.2%	13.7%	4.5%
	All Income Levels	25.4%	8.5%	18.8%

Extremely Low-Income Households

Extremely low-income households are households that earn 30 percent or less of the area median income (adjusted for family size). Given that HUD's 2008 area median family income for City of Greenville is \$51,600 (for a family of four), households earning \$15,450 or less annually are considered extremely low-income.

⁴ CHAS data, 2000.

Renters

Extremely low-income renters are less likely than homeowners to live in a home with housing problems or experience a cost burden. Among these renters, equal percentages of small related and large related households (82.5 percent) experience one or more housing problems. A slightly higher percentage of small related households (79.5 percent) are cost burdened, paying 30 percent or more of their income for housing, than other groups of renters. Among all extremely low-income renters, over three-quarters (75.5 percent) spend 30 percent or more on housing, and over two-thirds (67.5 percent) spend 50 percent or more on housing. Over two-thirds (68.1 percent) of small related households pay more than 50 percent of their income for housing, while 72.6 percent of all others pay more than 50 percent of the income for rent.

Owners

Among extremely low-income homeowners, 100 percent of large related households experience one or more housing problems, and 75.0 percent experience a cost burden greater than 30 percent. Over three-quarters of small related households (77.3 percent) experience a cost burden greater than 50 percent, as do 77.8 percent of all others.

Very Low-Income Households

Very low-income households are those that earn between 31 percent and 50 percent of the area's median household income (adjusted for family size). Given that the 2000 area median household income for City of Greenville is \$51,600 (for a household of four), households earning between \$15,450 and \$25,750 annually are considered very low-income.

Renters

Among very low-income renters, all other households experience housing problems more than any other group (90.3 percent). They are also more likely to experience a cost burden of 30 percent or more (89.6 percent) and a cost burden of 50 percent or more (30.7 percent). Still, among all very low-income renters, 81.1 percent experience housing problems and 78.4 percent experience a cost burden of 30 percent or more.

Owners

Among very low-income households, all large related households experience housing problems, as well as experience a cost burden of 30 percent or more. More than three-quarters (79.2 percent) of small related households experience a cost burden of 50 percent or more.

Very low-income renters are more likely than homeowners to experience housing problems and/or a cost burden of 30 percent or more; however, homeowners are more likely to experience a cost burden of 50 percent or more.

Low-Income Households

Low-income households are those earning between 51 and 80 percent of the area median household income (adjusted for family size). Given that the 2000 area median household income for City of Greenville is \$51,600 (for a household of four), households earning between \$25,750 and \$41,200 annually are considered low-income.

Renters

A higher percentage of elderly households (62.5 percent) experience one or more housing problems than other low-income groups, and are more likely to be cost-burdened, with 54.2 percent spending more than 30 percent of their income for housing expenses, while 8.3 percent of elderly households spend more than 50 percent of their income for housing expenses. Among all renters, more than one in three (34.4 percent) experience some type of housing problem.

Owners

Other households are more likely to experience any housing problems (54.2 percent), to pay 30 percent or more for housing expenses (54.2 percent), while elderly households are more likely to pay 50 percent or more for housing expenses (18.7 percent). Low-income owners are more likely than renters to experience housing problems or any cost burden.

Renters Summary

Overall, renters with housing problems decreased in the period 1990 to 2000. In spite of this improvement, there was a dramatic rise among low-income renters with cost burden over 50 percent.

Among extremely low-income renter households, 11.5 fewer households experienced housing problems than in 1990, and over 10 percent (10.8 percent) fewer households experienced a cost burden in excess of 30 percent. However, 13.7 percent more renter households experienced a cost burden in excess of 50 percent.

Very low-income owner households experienced smaller improvements increases in housing problems between 1990 and 2000, with 4.9 percent fewer experiencing any housing problems and 4.5 percent fewer experiencing cost burden over 30 percent. Still, 5.8 percent

more households experienced a cost burden in excess of 50 percent than in 1990.

For low-income owner households, 32.4 percent fewer households experienced housing problems than in 1990, and 38.7 fewer households experienced a cost burden in excess of 30 percent. Among low-income owners, there was a 66.0 percent increase in households experiencing a cost burden in excess of 50 percent; however, this change represents an increase from just 5.3 percent in 1990 to 8.8 percent in 2000.

TABLE 5								
Summary of Renter Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	2,828	86.7%	84.6%	71.3%	4,727	76.7%	75.5%	81.1%
Income 31% to 50% of Median	1,520	85.3%	82.1%	32.5%	2,772	81.1%	78.4%	34.4%
Income 51% to 80% of Median	1,822	50.9%	46.8%	5.3%	2,818	34.4%	28.7%	8.8%
Total Households	9,500	0.52	**	**	15,366	47.4%	43.5%	25.4%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Owners Summary

Overall, owners with housing problems increased in the period 1990 to 2000, as demonstrated in the table below. Among very low income owners, the change was considerably more significant than others.

For extremely low-income owner households, 12.3 percent more households experienced housing problems than in 1990. Over 10 percent (10.3 percent) more households experienced a cost burden in excess of 30 percent, and 30.7 percent more owner households experienced a cost burden in excess of 50 percent.

Very low-income owner households experienced significantly higher

increases in housing problems between 1990 and 2000, with 28.9 percent more experiencing any housing problems and 36.9 percent more experiencing cost burden over 30 percent. In 2000, 87.5 percent more owner households experienced a cost burden in excess of 50 percent than in 1990.

For low-income owner households, 33.7 percent more households experienced housing problems than in 1990. More than one-third (33.8 percent) more households experienced a cost burden in excess of 30 percent, while just 8.4 percent more low-income owner households experienced a cost burden in excess of 50 percent.

TABLE 6								
Summary of Owner Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	334	74.0%	74.0%	56.3%	679	83.1%	81.6%	73.6%
Income 31% to 50% of Median	506	57.1%	52.0%	23.9%	413	73.6%	71.2%	44.8%
Income 51% to 80% of Median	544	33.5%	32.0%	8.3%	1,023	44.8%	42.8%	9.0%
Total Households	7,378	0.195	**	**	9,913	20.4%	19.7%	8.5%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Elderly and Frail Elderly

Understandably, elderly owner households are overwhelmingly low-income. The cost of maintaining a home rises with age of the house. Homeowner's insurance rates increase almost annually, yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, the rise in insurance rates, and an overall decline in the owner's health. Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close,

convenient and immediate access to recreational, medical and social service resources.

Elderly households in Greenville have experienced some improvement since 1990, comprising 17.1 percent of all households in 1990, but 14.4 percent in 2000—a drop of 18.7 percent. At the same time, low-income elderly households fell 28.8 percent from 6.7 percent of all households in 1990 to 5.2 percent in 2000. When evaluated as a proportion of all low-income households, low-income elderly households fell from 21.7 percent of low-income households in 1990 to 15.3 percent of low-income households in 2000—a decrease of 42.4 percent. Still, numerically they are on the rise, as there were 755 more elderly households and 184 more low-income elderly households in 2000 than in 1990.

Table 7 Elderly and Elderly Low-Income Households (2000)					
	All Households			Low-Income Households	
	Total	Elderly	Percent of Total	Elderly	Percent Low-Income
Renters	15,366	1,201	7.8%	832	11.1%
Owners	9,913	2,433	24.5%	479	43.9%
Total	25,279	3,634	14.4%	1,311	15.3%

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to healthcare, shopping and other services, affordability and ease of upkeep. Various categories of housing for the elderly include the following:

*Independent living housing, which includes elderly apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing

*Assisted living, which includes adult care homes and multi-unit assisted housing with services

*Nursing homes

Priority Housing Needs

1. Priority housing needs as defined by the Housing Needs Table are primarily in the area of affordability for renter families at or below 30 percent of AMI and renter families at or below 50% of AMI. In total, 3,569 renter households have cost burdens in excess of 30 percent of income and 2,976 renter households have cost burdens in excess of 50 percent of income when the renter household's income is below 30 percent of AMI. In total, 2,172 renter households have cost burdens in excess of 30 percent of income and 662 renter households have cost burdens in excess of 50 percent of income when the renter household's income is between 30 and 50 percent of AMI.

Priority housing needs as defined by the Housing Needs Table for owner households were less acute, but still significant. In total, 554 owner households have cost burdens in excess of 30 percent of income and 424 owner households have cost burdens in excess of 50 percent of income when the owner household's income is below 30 percent of AMI. In total, 294 owner households have cost burdens in excess of 30 percent of income and 145 owner households have cost burdens in excess of 50 percent of income when the owner household's income is between 30 and 50 percent of AMI

2. The housing market analysis identifies a serious and significant supply gap of 3,257 units for potential owner households at or below 55 percent of AMI. So, while current owner households do not face a significant cost burden, renter households seeking to become owner households are unable to obtain housing at a price point that is affordable. At a current permitting level of 518 units annually, if all units permitted were affordable to households at or below 55 percent of AMI, it would take 6.3 years to produce the units necessary to meet the supply gap. In reality, only units produced with the assistance of City's CDBG, HOME and Bond funds actually seek to meet this supply gap. The total current production from all of the City's resources is ten to fifteen units annually.

The housing market analysis also identifies West Greenville as an area of significant concentration of both low income families and substandard housing.

3. The basis for priority housing needs was established by the housing market analysis which highlighted the need for a larger supply of affordable ownership units and identified the area of West Greenville as an area of acute local need.
4. Limited resources are the major barrier to addressing the priority needs.

b. Housing Market Analysis 2008-2013

Market Characteristics

Housing Conditions

According to 2000 census data, less than one percent (0.7) of all housing units in Greenville lack complete plumbing facilities (184 units). This figure fell to 0.3 percent in 2005 (103 units). Complete kitchen facilities were lacking in 1.2 percent of housing units in 2000 (329), but in just 0.4 percent (134 units) in 2005.⁵

Overcrowding is another important measure of housing condition. HUD defines overcrowding as more than one resident per room in a housing unit. In Greenville, 0.9 percent of all households live in homes with more than one occupant per room (276 units). Among homeowners, this rate is 0.3 percent; among renters, the rate is 0.5 percent.⁶ Both of these rates have decreased since 2000, when homeowner overcrowding was 0.5 percent and tenant overcrowding was 3.1 percent.

Vacancy Rates

In 2000, the overall vacancy rate in Greenville was 10.5 percent of all housing units, representing a significant increase from the 1990 rate of 5.7 percent. In 2005, vacancy rate was estimated to be slightly higher at 10.8 percent.

Of all vacant units in 2000, 29.5 percent were for rent, 13.3 percent were for sale, and 13.3 percent had been rented or sold but were unoccupied. The percentage of properties available for rent decreased from 1990, when 58.0 percent of vacant properties were for rent, and the percentage of properties for sale dropped only slightly from 14.3 percent in 1990. In 2005, 72.5 percent of vacant units were for rent, for sale or committed but unoccupied. As a total, this compares to 72.2 percent in 1990, but just 56.1 percent in 2000. Dwelling units designated for seasonal, recreational or occasional use made up 5.3 percent of vacancies in 2000, a slight increase from 4.1 percent in 1990. Units vacant for other reasons accounted for 38.6 percent of total vacancy in 2000—significantly higher than the 23.7 percent in

⁵ 2000 Census, Summary File 3: H50: Kitchen Facilities (Housing Units) and H47: Plumbing Facilities (Housing Units), 2005 American Community Survey: B25047: Plumbing Facilities for all Housing Units (Housing Units) and B25051: Kitchen Facilities for all Housing Units (Housing Units)

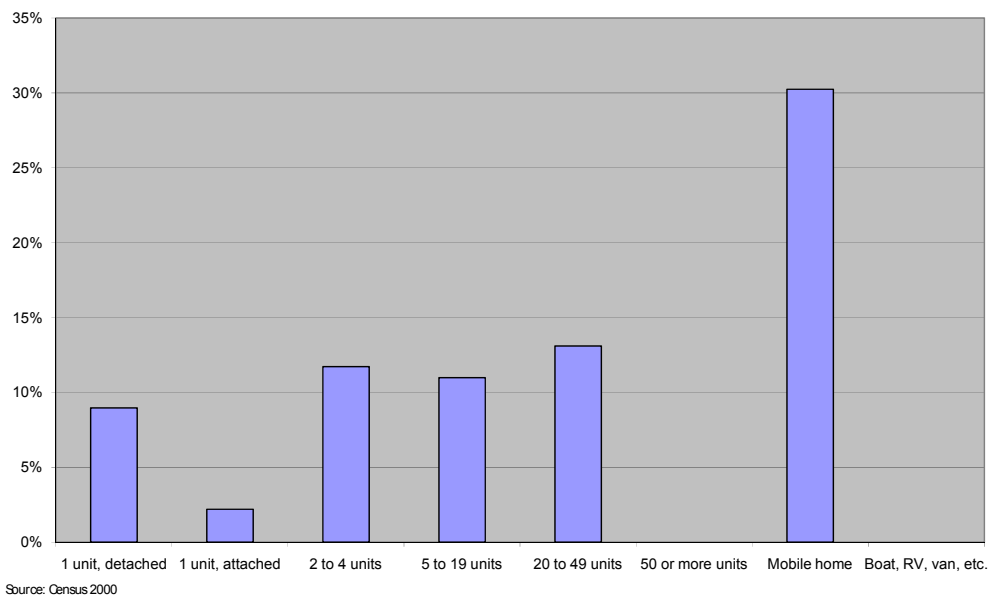
⁶ Census 2000, Summary File 3; H20: Tenure by Occupants Per Room, American Community Survey 2005: C25014: Tenure by Occupants per Room (Occupied Housing Units)

1990. This figure was estimated to be 27.5 in 2005. There were no units specified “for migrant workers” in any year.

The highest vacancy rates are found in mobile homes. Of the 1,366 such units in City of Greenville in 2000, 413 were vacant (30.2 percent). Structures of 20 to 49 units have the second highest vacancy rate (13.1 percent). Dwellings in structures of 5 to 19 units are third highest, with a vacancy rate of 11.0 percent.

Figure 9: Vacant Units: All Housing Units

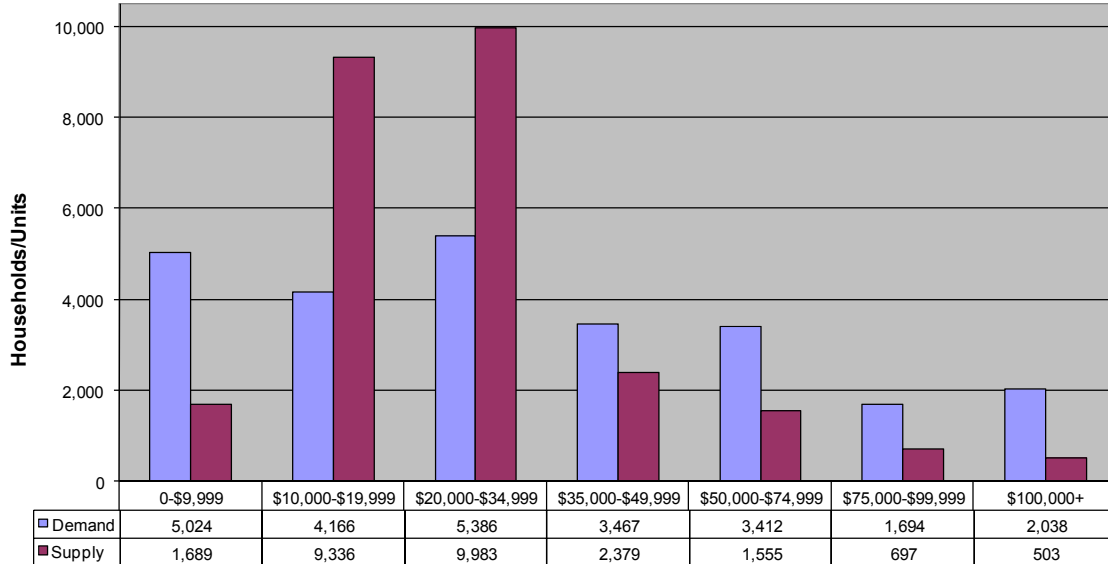
Percent Vacant Units



The graph below takes into account all housing units affordable by each income category in 2000. In this graph, the term *demand* represents the numbers of households at each income level shown (\$0-\$9,999, \$10,000-\$19,999, etc.). The term *supply* represents all housing units—that is, rented and owned, occupied and vacant—valued at appropriate affordability for each income level.

Figure 10: Purchasing Power

**Households by Purchasing Power Range versus
All Units by Income Range* (2000)**



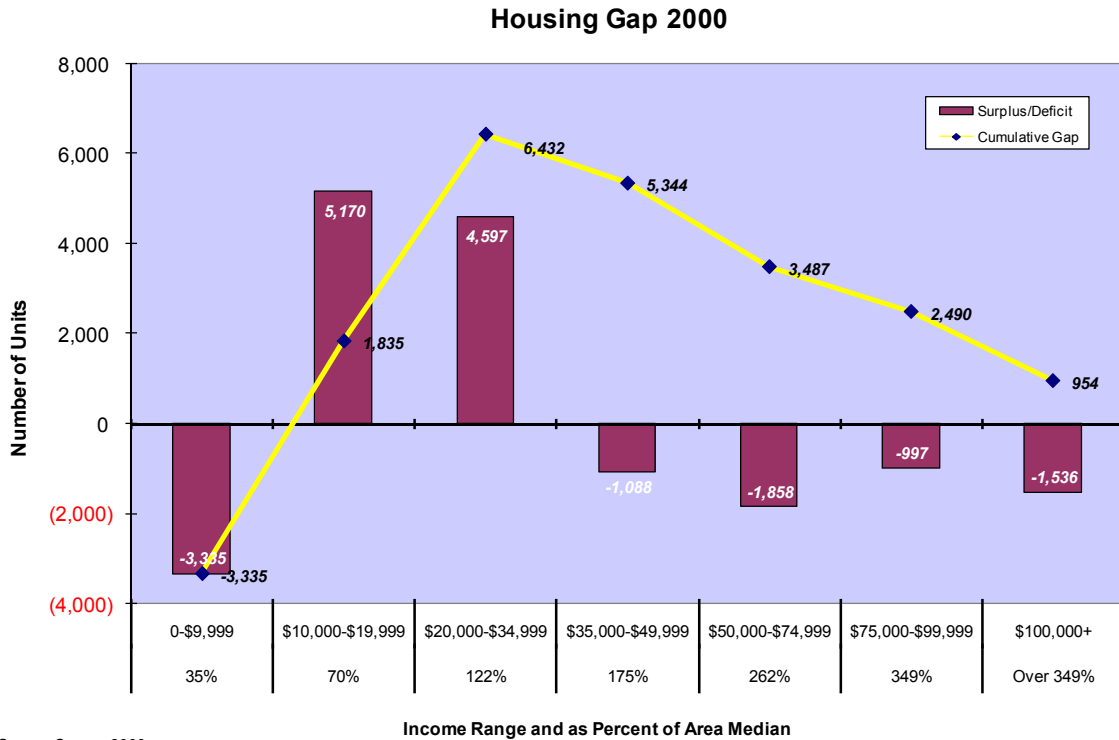
Purchasing Power by Income Range

Source: Census 2000

Surprisingly, there is a high supply for units affordable to those below the area’s median income level. The high demand that continues into the higher income levels indicates that these households may seek higher-cost housing. Without such a supply, higher-income households are purchasing homes below their affordability levels, causing them to compete for housing with those at lower income levels.

The following graph shows the gap between the supply and demand of housing units at each income level in 2000. For example, the demand of 5,024 units and supply of 1,689 creates a gap of –3,335 units (see graph and table above). In other words, there are 3,335 fewer units available to households earning up to \$9,999 annually than there are households in this income category.

Figure 11: Housing Gap 2000



Source: Census 2000

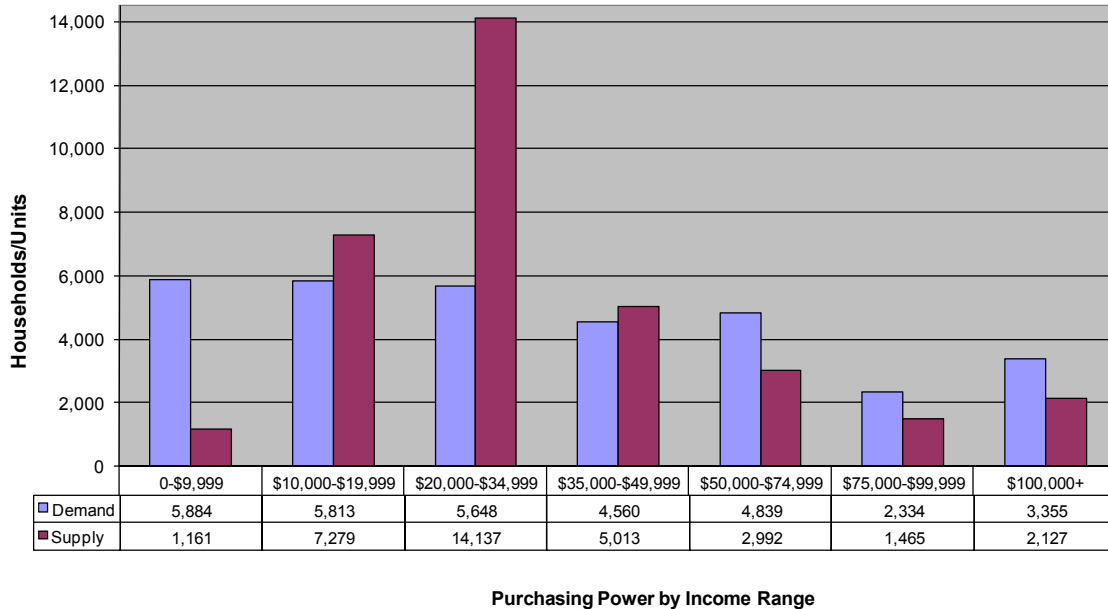
At the next level, the demand of 4,166 units and supply of 9,336 creates a gap of 5,170 units in excess of the demand. This surplus is offset by the shortage of 3,335 units at the previous level, offering a small measure of relief to the 3,335 low-income households who must overextend their incomes to find shelter.

A review of the cumulative housing supply and demand (yellow line) shows that there is ample housing for the low to high income levels, and cumulative surplus of 954 units (as of the 2000 Census). This surplus indicates that there are sufficient units for all but the lowest income level for households that accept living in housing at or below their affordability levels.

Estimates from the 2005 American Community Survey suggest the shifts as illustrated in the following graphs. Housing availability appears to have improved across the middle-income levels, falling short of demand only at the lowest and higher levels.

Figure 12: Purchasing Power 2005

**Households by Purchasing Power Range versus
All Units by Income Range* (2005)**



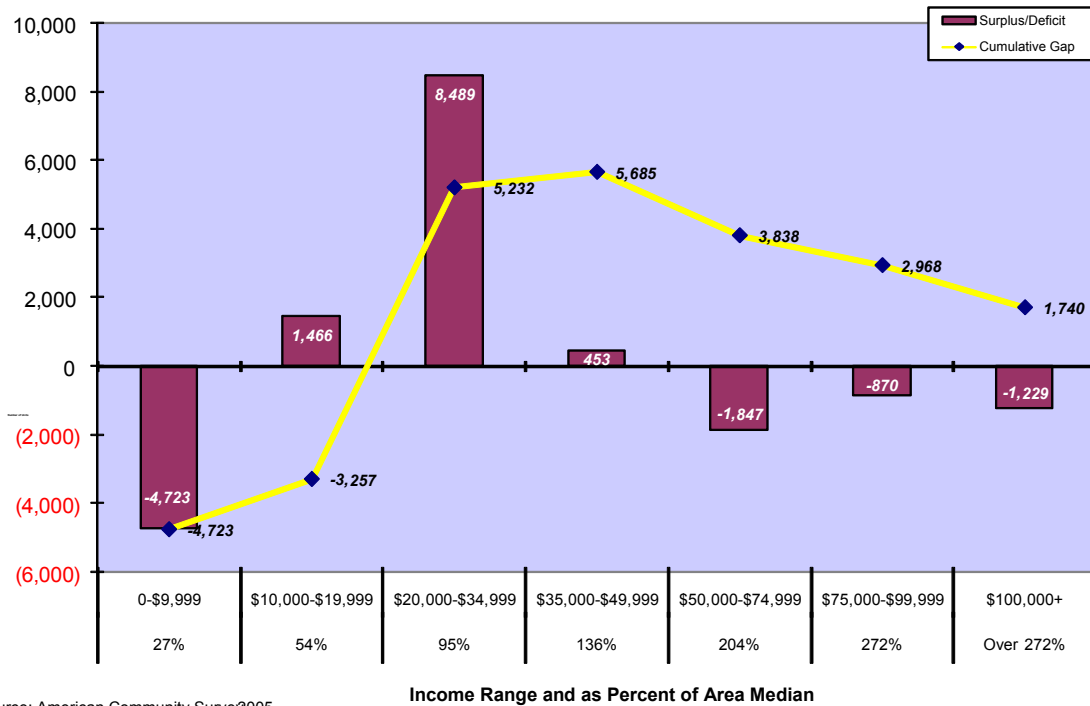
Source: American Community Survey 2005

* for all households

The demand for 5,884 units and supply of 1,161 at the lowest level reveals a gap of 4,723 units—considerably larger than the gap in 2000. Important to note is that a home priced at less than \$10,000 in 2000 was available to households earning up to 35 percent of the area’s median income. By 2005, this home was available to those earning up to just 27 percent of the area’s median income. Because the price of the home is held constant against a rising median income, the affordability measure decreases.

At the next price point, the demand for 5,813 units and supply of 7,279 units eases some of the demand from the lowest level, but still falls 3,257 units short of housing those with incomes below 54 percent of the area’s median. Finally, relief comes at the third price point, where all earners below 95 percent of the area’s median income can afford housing. Ultimately, Greenville has an estimated net surplus of 1,740 housing units. The low availability of stock for the highest earners illustrates that these households compete with lower earners for housing priced near the median.

Figure 13: Housing Gap 2005



Source: American Community Survey 2005

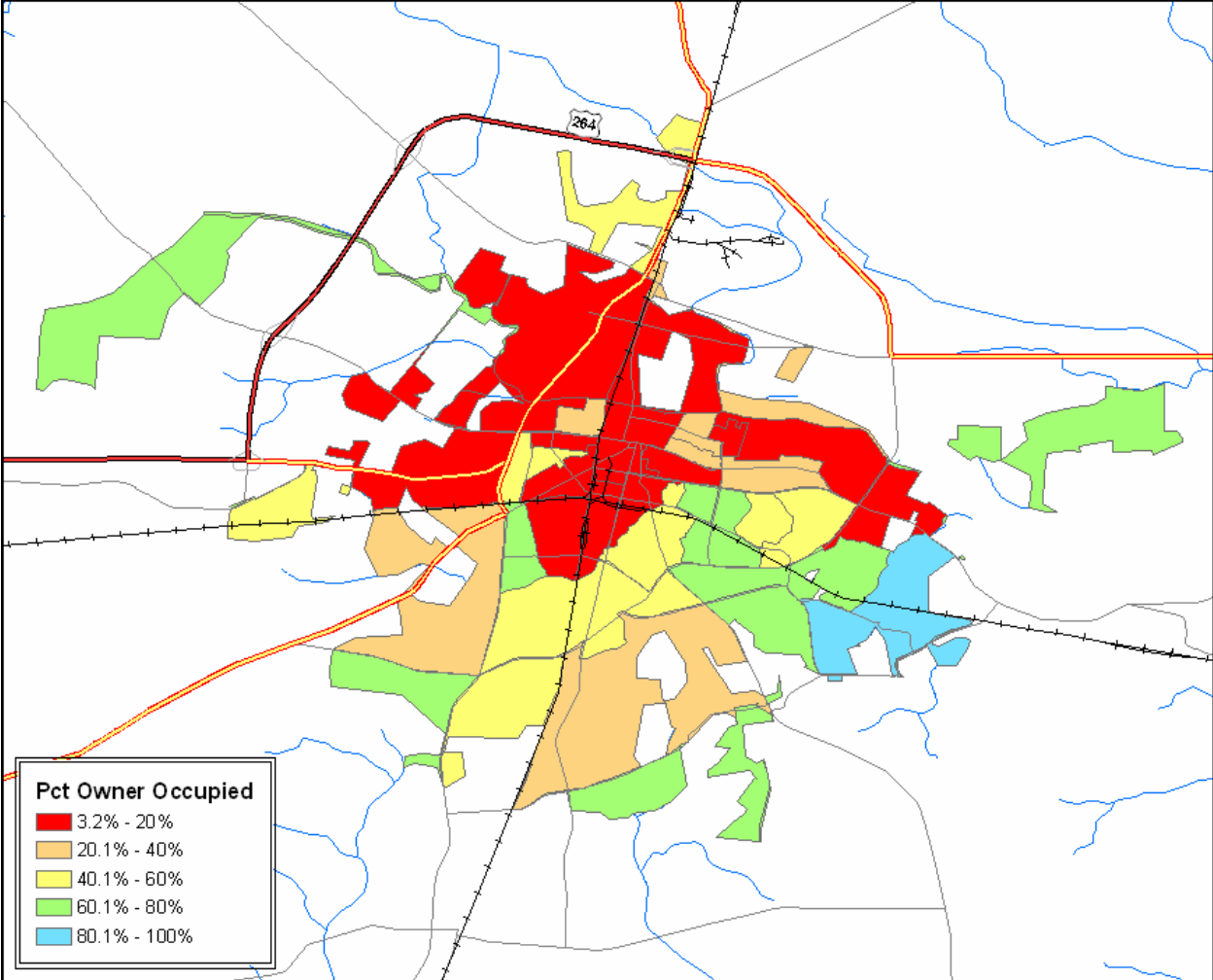
Owner-Occupied Housing

The current median value of a single-family home in the City of Greenville is \$124,900. Since the current median income in City of Greenville for the average family of 4 is \$36,782, it would appear that homeownership is attainable by any household earning an income near the median.⁷

The map below illustrates the distribution of owner-occupancy throughout the City as compared to the total number of housing units. The City's homeownership rate dropped from 42.1 percent in 1990 to 39.2 in 2000 and an estimated 36.6 in 2005. In all years, the homeownership rates have been significantly below the national average (which rose to 66.9 in 2005).

⁷ Twenty-eight percent of the median income would support a mortgage of \$131,364, which is greater than the median sales price.

Figure 14: Owner Occupied Housing



Currently Assisted Units

The Greenville Housing Authority will offer twenty-five Section 8 Homeownership Vouchers in the 2007 – 2008 fiscal year⁸, with a like amount anticipated each year over 2008-13 period.

Rental

Rental affordability is defined by the US Department of Housing & Urban Development (HUD) as 30 percent of a family’s adjusted gross income. Included in the 30 percent of income is both rent and utilities.

⁸ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

Units Permitted

Between 2003 and 2007, 3,230 new rental units were permitted in Greenville for an average of 652 units annually. More rental units were permitted than single family ownership units in the period 2003 through 2007.

Of the new units permitted during the period, 494 units, or 15.3 percent of rental units permitted were in duplexes, while 84.7 percent of rental units permitted (2,717 units) were in structures of five units or more.

Of the new units permitted during the period, 72, or 2.2 percent of units permitted were assisted with low income housing tax credits.⁹

Units Lost to Demolition, Conversion or Expiring Use

No units were lost to expiring use during the period 2003 through 2007 and there are no properties entering into expiring use within the next five years.

At least 130 rental units were demolished in the period 2003 through 2007¹⁰.

The demolished units represent 4 percent of the new units permitted during the period 2003 through 2007.

The Greenville Housing Authority reports plans to dispose of Verdura Apartments, representing twelve units of very low income housing, in the 2008–2009 timeframe¹¹.

Fair Market Rents

Rental affordability is defined by the US Department of Housing & Urban Development (HUD) as 30% of a family's adjusted gross income. Included in the 30 percent of income is both rent and utilities.

HUD's Fair Market Rent ("FMR") for a two-bedroom unit was \$579 in 2007.¹² At the Fair Market Rent, the housing wage in Greenville is \$11.14 an hour.¹³ The state minimum wage is \$6.15 an hour¹⁴. Thus,

⁹ U.S. Department of Housing and Urban Development – Low Income Housing Tax Credit Database (<http://lihtc.huduser.org/>)

¹⁰ Includes 5 buildings containing 30 units and 50 duplexes.

¹¹ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

¹² U.S. Department of Housing and Urban Development – HOME Program and Fair Market Rents 2007 (<http://www.hud.gov/utilities/intercept.cfm?offices/cpd/affordablehousing/programs/home/limits/rent/2007/northcarolina.pdf>)

¹³ The housing wage is the rate per hour required to pay the fair market rent if the rent and utilities are no greater than 30% of income

¹⁴ U.S Department of Labor <http://www.dol.gov/esa/minwage/america.htm>

the housing wage is 181.1 percent of the state minimum wage.¹⁵ This means that a full-time worker (40 hours per week) must earn \$23,160 in Greenville in order to afford a two-bedroom unit at the area’s FMR, and a worker earning the state minimum wage (\$6.15 per hour) must work 22 hours per week in order to afford the unit¹⁶.

FMR’s have remained relatively stable during the period 2003 through 2007 for one, two and three bedroom units, while four bedroom and above units have experienced a 15.5% decline in FMR.

Unit Type	2003	2004	2005	2006	2007	Net Inc/ Dec
Efficiency	\$ 453	\$ 454	\$ 420	\$ 436	\$ 453	0.0%
1 Bdr	\$ 459	\$ 461	\$ 439	\$ 452	\$ 470	2.4%
2 Bdr	\$ 595	\$ 597	\$ 545	\$ 557	\$ 579	-2.7%
3 Bdr	\$ 802	\$ 805	\$ 790	\$ 772	\$ 802	0.0%
4 Bdr	\$ 981	\$ 984	\$ 815	\$ 797	\$ 829	-15.5%
5 Bdr	\$ 1,128	\$ 1,132	\$ 937	\$ 917	\$ 953	-15.5%
6 Bdr	\$ 1,275	\$ 1,026	\$ 1,060	\$ 1,036	\$ 1,078	-15.5%

The Rental Affordability Index indicates three and four person families at or below 60% of median income in Greenville will pay more than 30% of their income for rent at the FMR. Two and three person families at or below 50% of median income in Greenville will also pay more than 30% of their income for rent at the FMR. The gap between ability to pay and the FMR is particularly acute among all family sizes at or below 30% of AMI.

¹⁵ Calculation: ((\$579 [fair market rent] times 12 [months]) divided by 30 [allowable housing expense] multiplied by 100 = \$23,160 (which is the income needed to support rent of \$579 a month if housing expense is 30 percent of income)) divided by (\$6.15 [Minimum wage] times 2080 [annual hours] = \$12,792) = 181.1%

¹⁶ Calculation: \$579 (fair market rent) divided by \$6.15 (minimum wage) = 94.146 hours per month to pay rent and utilities, divided by 4.3 weeks in a month = 21.89 hours, rounded to 22 hours.

b. Housing Market Trends

Single Family Ownership Units Permitted

Between 2003 and 2007 2,591 new single family units were permitted in Greenville, for an average of 518 units annually.

Average Sales Price

The average sales price of all single family housing sold in Greenville has risen 21.4% in the last five years, or an average of 4.3% annually, to \$155,950. The average sales price for single family homes was \$185,429 in 2007, while the average condo/town home sale was \$93,333 and the average mobile home sale was \$68,393.¹⁷

¹⁷ Greenville-Pitt Association of Realtors

Table 8
Average Price of Housing Sold
Greenville, NC 2003 through 2007

<u>Year</u>	<u>2003</u>		<u>2004</u>		<u>2005</u>		<u>2006</u>		<u>2007</u>	
Average Sales Price	\$	128,495	\$	131,917	\$	138,466	\$	148,742	\$	155,950
Percent Increase/Decrease	--		2.66%		4.96%		7.42%		4.85%	

Housing Affordability

There are four distinct measures of affordability in housing markets.

Affordability Index

The first measure is of the ability of a given family to afford an appropriately sized market rate unit in a given community. The measure is known as the Affordability Index. The Affordability Index establishes the affordability gap, or difference between what a family can pay and what the market indicates the family must pay on a monthly basis.

Family income is measured in relationship to median income and the market price of housing is based on the median size of units available at the median expected building cost. Calculations of interest rates and housing expense ratios are based on established industry norms at the time.

Affordable House Index

The second measure is the Affordable House Index. The Affordable House Index takes various income levels and derives what an affordable house would cost for that income level. The Affordable House Index permits a determination of the equity gap between a buyer's ability to pay and the market cost of the housing.

Availability Index

The third measure is the Availability Index. The Availability Index examines appropriately sized housing currently listed for sale and defines what percentage of the available housing is affordable to various income levels.

Cash-to-Close Index

The fourth measure is the Cash-to-Close Index. The Cash to Close Index defines the amount of cash needed by a given family to close the purchase of their first home. Families who must spend in excess of 35 percent of their annual income to close the purchase generally have great difficulty obtaining a home.

Taken together, these four affordability measures provide a broad and detailed synopsis of the current market in Greenville

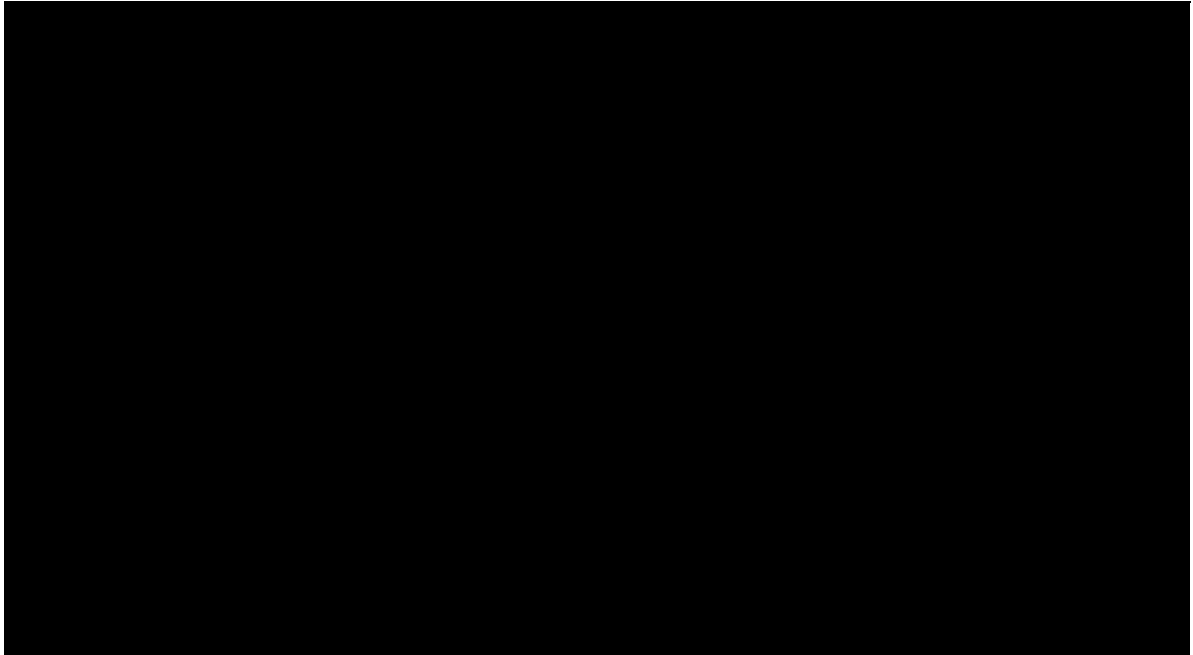
Affordability Index

According to the MLS listings, there are currently 791 three (3) bedroom properties available for sale in Greenville.¹⁸ Of the 791 three bedroom units for sale, 522 or 66 percent are single family homes, 193 or 24.4 percent are condominiums, and 76 units or 9.6 percent are located within multifamily properties (duplexes, triplexes and the like).

The least expensive new three (3) bedroom Condo unit is listed for \$81,500. The condo is a 1,452 square foot, three (3) bedroom two and a half (2.5) bath unit. The sales price per square foot is \$56.13. The least expensive new single family three (3) bedroom unit is listed for \$98,900. The house is a 1,490 square foot, three (3) bedroom two and a half (2.5) bath on .54 acres. The sales price per square foot is \$66.38.

Two thirds of an acre lots are available at \$18,000, or \$0.65 a square foot. Land is available for \$35,750 for 2.78 acres, or \$0.30 per square foot. Existing units at the relevant price range are listed at an average of \$68 per square foot. Therefore, the probable new construction building cost is \$68 a square foot including land.

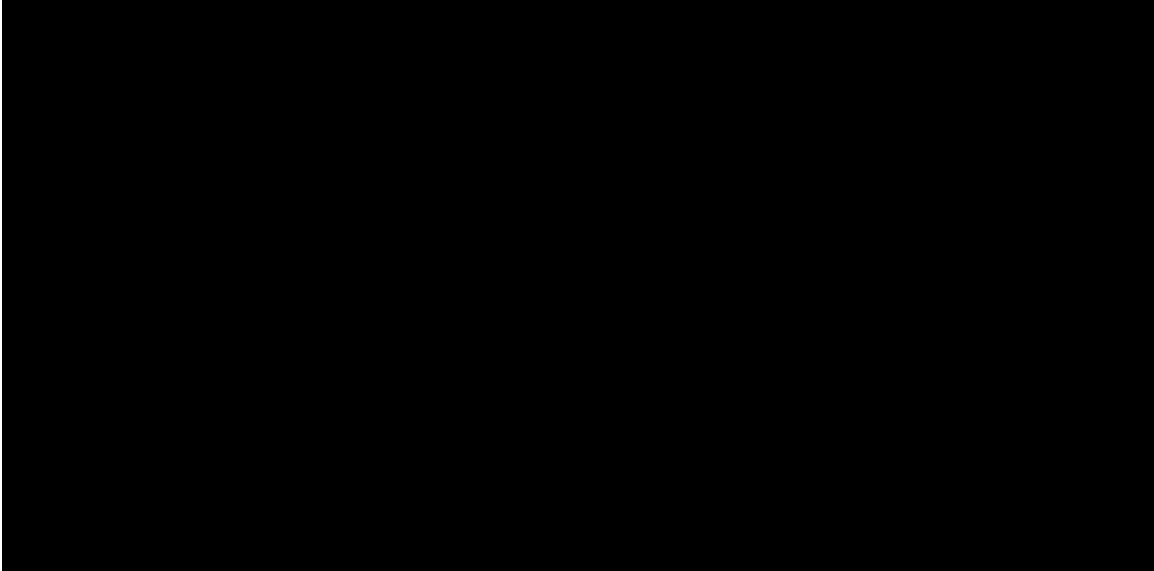
¹⁸ MLS listings as shown on Realtor.com on March 8th, 2008



At \$68 per square foot, a typical new home (or condo) will have a sales price of \$98,600 for a 1,450 square foot, three-bedroom, two bath unit. Based on 2007 median income data, three person families at or below 56.6 percent of the area median income cannot afford the typical new home and four person families at or below 51 percent of the area median cannot afford a typical new home.

Affordable House Index

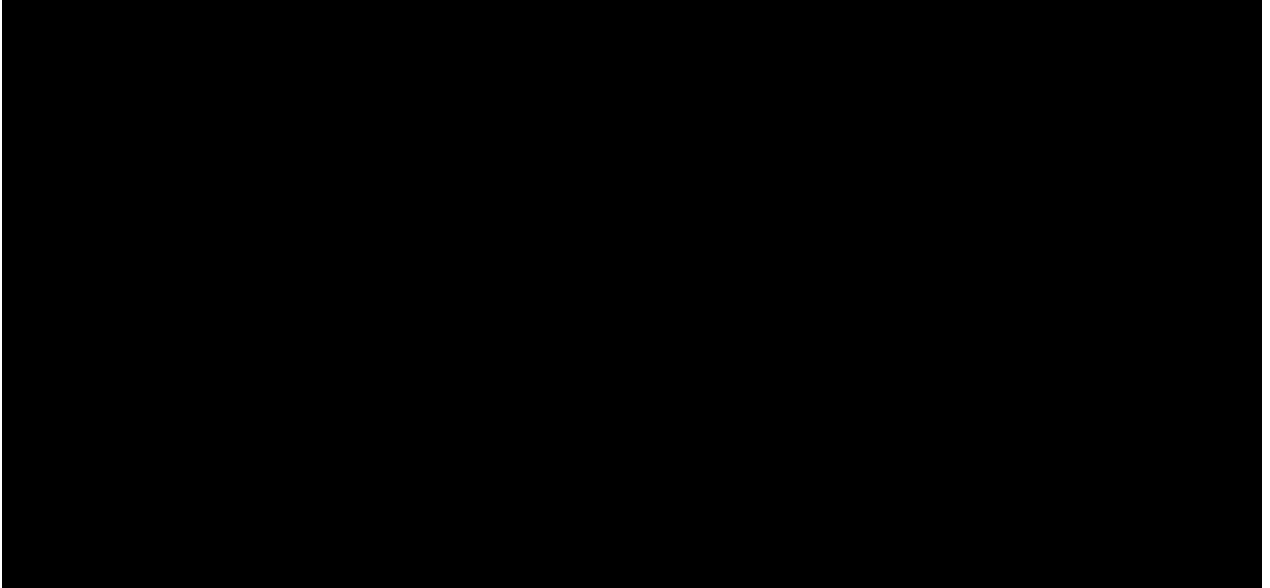
The gap between the market price of a house and the ability of a family to pay provides a useful methodology for examining the “equity gap” that would need to be closed in order to make home ownership a reality for various family incomes. The equity gap is the difference between what the family can afford (including a 5 percent down payment) and the cost of a typical new or existing home.



The Greenville market does not have an equity gap for either three or four person families at or above 60% of median income.

Availability Index

The Availability Index takes the results of the Affordable House Index and determines, based on a fixed dates, the availability of units in the price ranges that would be affordable to the income segment.¹⁹

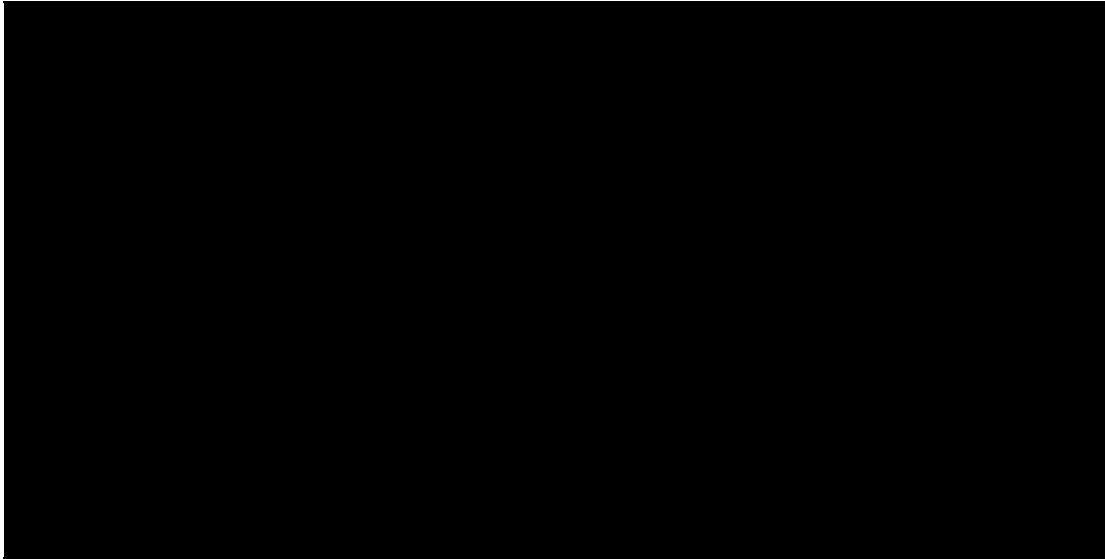


Only 14.3 percent of units in Greenville are available to families at or below 60 percent of median income and 26.7 percent of the units on the market are affordable to families at or below 80 percent of median income.

¹⁹ MLS Listings as provided by Realtor.com on March 8th, 2008. Units are three bedroom, two bath

Cash-to-Close Index

Typically, a family should spend no more than 35 percent of their annual income as the down payment and closing costs for the purchase of their first home.



In Greenville, three and four person families at and above 60 percent of the area median income do not spend more than 35 percent of their annual income to close their first home.

Summary of Single Family Affordability Indexes

In summary, the four affordability indexes indicate the median building cost is \$68 a square foot, yielding a market price of \$98,600 for a 1,450 square foot, three bedroom two and a half bath single family home. The \$98,600 unit is affordable to families at or above 60 percent of median income. Approximately 14.3 percent of the current market (113 units) is affordable to families at or below 60% of median income. The typical family at or above 60% of median income will spend less than 35 percent of their annual income to acquire their first home.

c. Specific Housing Objectives 2008-2013

Table 13		
Housing Assistance		
Priority 1	Decent Affordable Housing--Downpayment Assistance	
Objective 1	Affordability of HOME Assisted Homeownership Increase homeownership opportunities under programs that maximize HOME resources by providing funding for down payment assistance for first time homebuyers.	
Funding	Annual funding	Five-year funding
	\$80,000	\$480,000
Strategy and Geographic Location	Citywide--Maintain existing partnerships with real estate and lending entities and create new partnerships as necessary to assist low-income households in purchasing their new home.	
Funding Resources	HOME	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 households	25 households
Outcome	Affordability for the purpose of providing decent affordable housing through increased homeownership in West Greenville as well as throughout the City.	

Housing Assistance		
Priority 2	Decent Affordable Housing--Housing Rehabilitation	
Objective 2	Sustainability of housing for existing homeowners To provide CDBG and HOME funding for owner-occupied rehabilitation.	
Funding	Annual funding	Five-year funding
	\$400,000	\$1,250,000
Strategy and Geographic location	Provide assistance for low-income households in rehabilitating their homes in the West Greenville 45 Block Revitalization area, as well as City-wide.	
Funding Resources	CDBG, HOME	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	10 households	50 households
Outcome	Sustainability for the purpose of providing decent affordable housing for eligible owner-occupied homeowners with incomes less than 80 percent of AMI by receiving assistance for housing repairs.	

Housing Assistance		
Priority 2a	Decent Affordable Housing--Housing Rehabilitation	
Objective 2a	Sustainability of housing for existing homeowners To provide Pitt County HOME Consortium members with HOME funding for owner-occupied rehabilitation throughout Pitt	

	County.	
Funding	Annual funding	Five-year funding
	\$297,000	\$297,000
Strategy and Geographic location	Provide assistance for low-income households in rehabilitating their homes in the unincorporated areas of Pitt County, Town of Farmville and Town of Winterville.	
Funding Resources	HOME	
Time Frame	7/2008 – 6/2009	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 households	5 households
Outcome	Sustainability for the purpose of providing decent affordable housing for eligible owner-occupied homeowners with incomes less than 80 percent of AMI by receiving assistance for housing repairs.	

Housing Assistance		
Priority 3	Decent Affordable Housing--New Construction of Single-family units	
Objective 3	Affordability of HOME and Bond Issue New Construction Homeownership Increase homeownership opportunities under programs that maximize HOME and Bond issue resources by providing funding to build new single family units in West Greenville.	
Funding	Annual funding	Five-year funding
	\$480,000	\$2,400,000
Strategy and Geographic location	Create partnerships as necessary to assist low-income households in purchasing their new home in the West Greenville 45 Block Revitalization area.	
Funding Resources	HOME, Local Bond funds	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	4 units	20 units
Outcome	Affordability for eligible homebuyers with incomes less than 80 percent of AMI will have the opportunity to purchase a newly constructed home in West Greenville.	

Housing Assistance		
Priority 4	Decent Affordable Housing--Acquisition/Rehabilitation of Rental Housing for homeownership opportunities	
Objective 4	Improvement of Substandard Rental Housing To provide CDBG, HOME, and Bond Issue funding for rental purchase/rehabilitation in West Greenville.	
Funding	Annual funding	Five-year funding
	\$150,000	\$625,000
Strategy and Geographic location	Provide assistance for acquisition and rehabilitation of substandard rental units to provide for homeownership opportunities in the West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG, HOME and Local Bond funds	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	4 households	20 households
Outcome	Improvement of Substandard Rental Housing will be assisted to acquire and rehabilitate properties to provide for affordable homeownership opportunities in the West Greenville 45 Block Revitalization area.	

Housing Assistance		
Priority 5	Decent Affordable Housing---Housing Acquisition/New Construction Multi-family units	
Objective 5	Affordability of Homeowner and Rental housing To provide HOME funding for multi-family homeownership and rental purchase/new construction in West Greenville Redevelopment area.	
Funding	Annual funding	Five-year funding
	\$0	\$300,000
Strategy and Geographic location	Provide assistance for acquisition and construction of new multi-family units to provide for low-income rental or homeownership opportunities in the West Greenville Redevelopment area.	
Funding Resources	HOME	
Time Frame	7/2009 – 6/2011	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	0	10 units
Outcome	Affordability for Rental Housing and homeownership will be assisted through Private/nonprofit Developers who will have the opportunity to acquire and construct multi-family units to provide for low-income rental or homeownership opportunities in the West Greenville.	

Housing and Non-Housing Community Development		
Priority 1	Accessibility to Creating Economic Opportunities and Affordable Housing--Public Services	
Objective 1a	To provide funding for housing counseling.	
Objective 1b	To provide funding for housing counseling program on credit counseling and financial literacy.	
Objective 1c	To provide funding for a job training program.	
Objective 1d	To provide funding for a youth development program.	
Funding	Annual funding	Five-year funding
	\$70,000	\$500,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people
Outcome	Accessibility for families and individuals with incomes less than 80 percent of AMI to have the opportunity to purchase a home and/or obtain employment.	

Priority Objectives Expected to be Achieved

All Housing Priority Objectives expect to be achieved during the 2008-2013 timeframe.

Resources Expected to be Available

The resources indicated above are expected to be available.

d. Needs of Public Housing 2008-2013

Families below 30 percent of AMI are traditionally served by Public Housing. The Greenville Housing Authority owns and operates 714 units of public housing in eight locations and controls 664 Housing Choice Vouchers, and 60 units of Elderly Section 8 new construction vouchers. In addition the Greenville Housing Authority owns and operates several developments consisting of 100 units of affordable housing²⁰.

The Greenville Housing Authority reports a public housing waiting list of 584 families at or below 30 percent of AMI, with an annual turnover rate of 15.9 percent²¹, and a waiting list of 424 families at or below 30 percent of AMI for Section 8 assistance, with an annual turnover rate of 24.5 percent²².

Additionally, there are 206 large apartment complexes in Greenville, NC containing 16,248 units. The Table in the Housing Section provides both a list of all multifamily and single family townhouses. The North Carolina Housing Finance Agency reports seven (7) affordable developments containing 1,199 units in Greenville, NC.²³

Public Housing Strategy 2008-2013

Revitalization Strategy

The Greenville Housing Authority operates a total of 714 units. GHA annually receives Federal funds to modernize and repair public housing units. The Authority renovates a number of units annually and largely replaces floor tile, kitchen cabinets, all countertops, water heaters, and completes bathroom renovations and painting. The Authority has a replacement cycle on all appliances and has installed roofs, A/C siding, and security doors on much of the stock during the past several years.

²⁰ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Five Year PHA Plan 2005, pg 24 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/05/nc022v04.pdf> ; The non-public housing units are University Towers and Greentree.

²¹ Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

²² Greenville Housing Authority, 1103 Broad Street, Greenville, NC 27834 (252)329-4004 Annual PHA Plan 2007 ; <http://www.hud.gov/offices/pih/pha/approved/pdf/07/nc022v02.pdf>

²³ NCHFA: <http://www.nchfa.com> NCHFA affordable units are limited to units subsidized directly by NCHFA.

Homeownership

The City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. Residents are now utilizing the Housing Choice Voucher program and City of Greenville HOME down payment assistance program to purchase new homes.

Performance

The Greenville Housing Authority is not a “troubled agency”.

Barriers to Affordable Housing 2008-2013

Local Issues

The City has identified several barriers that impede efforts to develop affordable housing or that make decent, safe and sanitary housing unobtainable by lower income families in Greenville. Financial barriers to affordable housing exist for both homeowners and renters. Many low- and moderate-income families do not have the cash needed for down payment and closing costs for the purchase of a home. Coupled with poor credit histories, these households have difficulty acquiring housing. Many low- and moderate-income households lack the education and job skills necessary to obtain adequate housing. In addition, first time homebuyers may not fully understand the home buying and lending process, making them less willing or ready to enter into homeownership. For lower income renters, a lack of understanding concerning the laws and requirements of landlords and the rights of tenants can further act as a barrier.

Strategy

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing. The land for the subdivisions is purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor’s ability to meet building specifications as required by the Request for Proposal. Purchase of the land and installation of the infrastructure improvements increases the affordability of the lots, while reducing the

cost to the homebuyer. As lots are sold to eligible homebuyers, the lot cost is recaptured and used to fund future developments.

The City of Greenville partners with local nonprofit agencies to provide Homeownership counseling and 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 the City's CDBG Program is made available for housing providers such as Habitat. The organization has received funds for the past several years and utilizes the funding to acquire existing lots for new construction within West Greenville.

III. HOMELESS

a. Homeless Needs 2008-2013

Since 2001, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Greenville/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 the community. Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. In 2008, a Continuum of Care Homeless Population Point in Time Survey revealed that there are 131 homeless persons in Pitt County and 119 beds available to serve them. This indicates substantial progress over the past two years.

During the upcoming fiscal year, the group will continue to develop the Continuum and prepare a grant application for submission. To date, the Pitt County Continuum of Care has received funding from the 2003-2007 funding cycles. 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. Other actions will include marketing of the continuum to reach out to surrounding communities in an endeavor to promote regional participation.

Ten-Year Plan to End Homelessness

The City and the Pitt County Government have selected a professional consultant to assist with the Ten-Year Plan to End Chronic Homelessness planning process. The consultant will be responsible for facilitating discussions related to the design/organizational structure and implementation of an effective planning process and providing additional guidance as needed. In addition, the City of Greenville City council has approved a resolution endorsing a Ten Year Plan to End Chronic Homelessness throughout the City. The Blue Ribbon Task Force to End Chronic Homelessness expects to complete the Draft Plan by July, 2008. The plan will provide a foundation for providing homeless housing services in the City and areas outside of the City.

b. Priority Homeless Needs 2008-2013

The Greenville Community Shelter annually applies to the North Carolina Department of Health and Human Services for HUD ESG funds for Emergency Shelter Assistance. In addition, the City provides CDBG funding as follows:

TABLE 14		
Homeless Assistance		
Priority 1	Creating Suitable Living Environment--Essential Homeless Services	
Objective 1	Sustainability to Creating Suitable Living Environment to provide funding for homeless essential services to include outreach and counseling.	
Funding	Annual funding	Five-year funding
	\$15,000	\$75,000
Strategy and Geographic location	City-wide, as well as the West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	100 persons	500 persons
Outcome	Sustainability for the purpose of creating suitable living environments through Continuum of Care Service Providers.	

Homeless Assistance		
Priority 2	Creating Suitable Living Environments--Shelter Renovation/Rehabilitation	
Objective 2	Sustainability to Create Suitable Living Environments by providing funding to agencies/facilities providing services for the homeless in support of the Pitt County Continuum of Care.	
Funding	Annual funding	Five-year funding
	\$30,000	\$170,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	1 facility	5 facilities
Outcome	Sustainability for the purpose of creating suitable living environments through Continuum of Care Service Providers.	

Priority Homeless and Special Needs

Homeless Needs Table
(See CPMP Table Section III)

Homeless Inventory 2008-2013

New Project:

Greenville Housing Development Corporation- (Greenville Housing Authority)
Project Name: Corner Stone
Grant type: Shelter Plus Care grant
Award Amount: \$303,600
Length: 5 year grant (to cover approximately 10- one bedroom units each year for five (5) years)

Renewing Project

Greenville Community Life Center (Greenville Community Shelter)
Project Name: Solid Ground Permanent Housing Options
Grant Type: SHPR (Permanent housing with support)
Award Amount: \$216,531
Length 5 Year

New Project

Greenville Housing Development Corporation
Project Name: Vendura Apartments
Grant Type: SHP (Match for homeless units within larger project)
Award Amount: \$90,000
Length One Year
(matching funds for Initiative 400 project)

Award amounts announced through the Balance of State for 2007.

c. Homeless Strategic Plan 2008-2013

Homelessness

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 will require the strengthening of coordinated activities of the local homeless coalition, the providers, other non-profit organizations and homeless individuals and advocates. Local agencies must continue to cooperate in linking housing and services and in developing creative responses to the

problem of homelessness in Greenville and Pitt County.

In understanding the needs and accomplishments of the Continuum of Care, one must understand the homeless people being served by the Continuum. The homeless population is not always visible across the County, so it would appear to an outsider that the County does not have a homeless problem. But, homelessness in Pitt County is defined as follows:

- Those who do not have a habitable residence of their own;
- Those who are victims of domestic abuse;
- Those who need temporary emergency shelter or who otherwise would be living in an uninhabitable situation;
- Emancipated runaway youths who are not served by mainstream resource services;
- Homeless people who suffer from chronic substance/alcohol abuse; and
- Homeless people who lack the necessary life skills to manage their lives on a daily basis.

Chronic homelessness

During the point in time survey, eleven (11), six sheltered and five unsheltered persons were identified as chronically homeless in Pitt County. To address the needs of the chronically homeless population, the County Continuum of Care strategy to end chronic homelessness within 10 years may consider looking on three basic areas:

- Outreach to identify chronically homeless persons in Pitt County;
- Prevention of chronic homelessness before the situation occurs; and
- The provision of permanent supportive housing for the chronically homeless.

While working to address the needs of the chronically homeless already identified, the Continuum will work to prevent other people from becoming chronically homeless. The Continuum's strategy for prevention may include:

-
- Increasing homeless clients access to mainstream resources;
 - Providing homeless clients with the necessary identification to access mainstream resources and develop self-esteem and self-determination as their identity is recognized by mainstream institutions;
 - Increasing awareness of the chronically homeless problem by “cross-training” all community agencies and service providers on the factors, causes, and issues associated with chronic homelessness; and
 - Hosting exchange sessions between homeless housing and service providers and mainstream resource providers to guarantee that the chronically homeless achieve all the resources necessary to forestall slipping into the chronically homeless state.

The Pitt County Continuum of Care’s process should mirror the actions initiated by HUD’s Ten Year Plan to End Chronic Homelessness.

Homelessness Prevention

The cause, nature and full extent of the homeless problem in Pitt County is both varied and complex. With the different homeless populations described here and the level of services offered as they relate to the Continuum of Care initiative, it is obvious that there is no single cause of homelessness in the County.

The County’s approach to addressing homelessness is through a coordinated menu of programs and services offered by the aforementioned. The County is committed to continuing to explore the precipitating causes of homelessness in order to develop a more comprehensive means to alleviate homelessness in the County. An estimate of the homeless needs in the County is shown in the gaps analysis tables provided in this document. Activities for addressing the homeless needs of Greenville and Pitt County are included in the Strategic Plan. Individuals impacted by these activities are identified as follows:

- People who do not have a residence/home of their own, but they live with friends, relatives, etc.
- People who are victims of domestic abuse

-
- People who need temporary emergency shelter due to unemployment or due to the fact that they are just passing through the area
 - Youths who are runaways or juvenile delinquents
 - People who suffer from substance/alcohol abuse
 - People who lack the necessary life skills to successfully manage their lives on a daily basis

There are organizations in the County that serve the homeless (victims of domestic abuse and/or violence, youth and juvenile delinquents, substance and/or alcohol abusers and the unemployed) and most participate in the Continuum of Care initiative.

Institutional Structure

Currently, the Pitt County Continuum of Care and the Blue Ribbon Task Force to End Chronic Homelessness form the institutional structure for the City of Greenville and Pitt County Homeless Action Team.

Discharge Coordination Policy

The Pitt County Continuum of Care homeless prevention strategy should include meetings between local and State law enforcement, hospital, and prison officials to work on a discharge policy so that hospital and released prisoners do not become homeless.

Emergency Shelter Grants (ESG) 2008-2013

The Greenville Community Shelter applies annually to the State of North Carolina for ESG funds.

IV. COMMUNITY DEVELOPMENT

Community Development 2008-2013

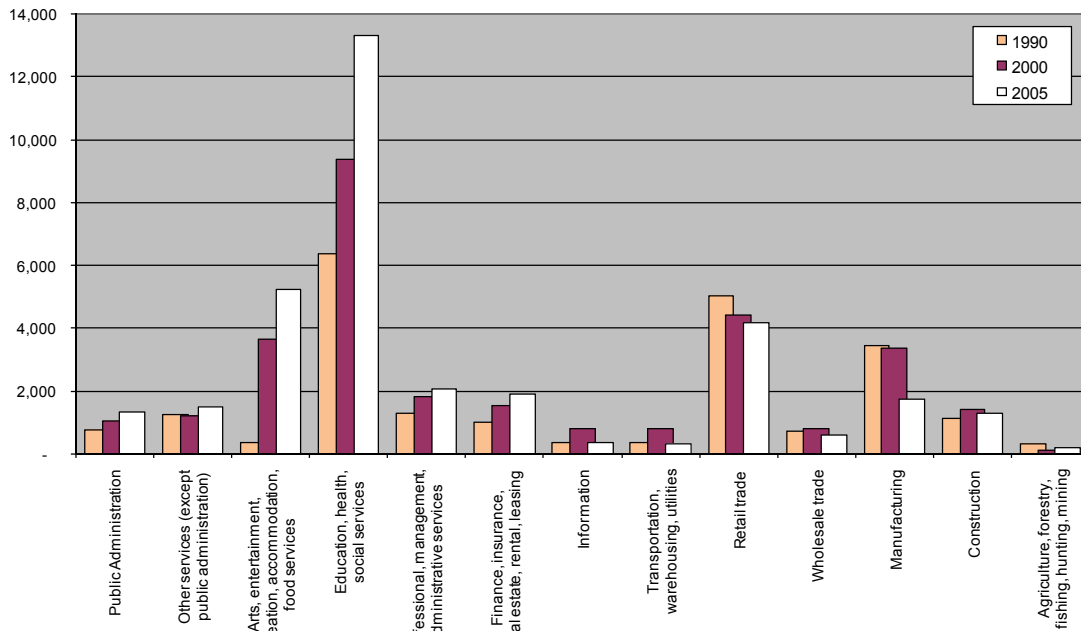
a. Non Housing Community Development Needs

Economy

From 1990 to 2000, the labor force of City of Greenville grew from 24,185 to 33,414—an increase of 38.2 percent, which was nearly four points higher than the increase in the city’s population. In 2005, the labor force numbered 38,164, an additional 14.2 percent increase over 2000. This increase, however, was slightly below the increase in the city’s overall population during the same time.

The chart below provides a breakdown of the labor force by industry. Over the last 17 years, employment in education, health and social services has remained the top industry, rising from employing 28.4 percent of the labor force in 1990 to 39.1 percent in 2005. In 1990, retail trade was the second largest industry in Greenville, employing 22.4 percent of the labor force. While also ranking second in 2000, this industry has dropped off to 12.3 percent in 2005, now becoming the third largest industry. Manufacturing employed 15.4 percent of the labor force in 1990 and 11.1 percent in 2000, but fell to just 5.1 percent in 2005. In its place, the arts, entertainment, recreation, accommodation and food services industry has risen to the second largest in Greenville, now employing 15.3 percent of the labor force, up from 12.0 in 2000 and just 1.6 percent in 1990.

Figure 15: Employed Residents 2005
Employed Residents by Industry, 1990-2005

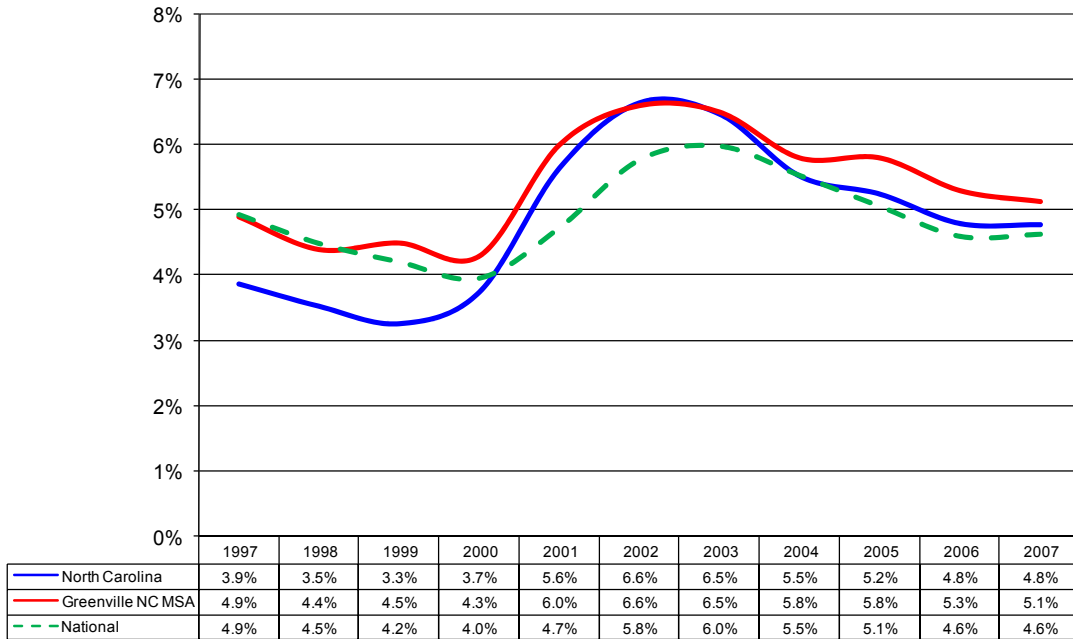


Source: Census 2000, American Community Survey 2005

In general, unemployment in the City of Greenville has been higher than that in both the State of North Carolina and nationwide. At its lowest point in the last 11 years, unemployment reached 4.3 in 2000. The annual rates are illustrated in the graph below and the accompanying table.

Figure 16: Unemployment Rate 1997 - 2007

Unemployment Rate History



Source: Bureau of Labor Statistics, 2/15/08

Community Development Needs Table

(See CPMP table Section III)

b. Basis for Priority Needs

The City’s top community development priorities are to concentrate on the needs of the West Greenville Revitalization Area over the five year term of the 2008-2013 Consolidated Plan. The Non Housing Projects expected to be funded during 2008-13 are as follows:

Table 15		
Housing and Non-Housing Community Development		
Priority 1	Accessibility to Creating Economic Opportunities and Affordable Housing--Public Services	
Objective 1a	To provide funding for housing counseling program.	
Objective 1b	To provide funding for housing counseling program on credit counseling and financial literacy.	
Objective 1c	To provide funding for a job training program.	
Objective 1d	To provide funding for a youth development program.	
Funding	Annual funding	Five-year funding
	\$70,000	\$500,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people
Outcome	Accessibility for families and individuals with incomes less than 80 percent of AMI to have the opportunity to purchase a home and/or obtain employment.	

The Chart above (Priority 1) also appears in the Housing Section.

Non-Housing Community Development		
Priority 2	Sustainability of Creating Suitable Living Environment--Public Facilities Improvement	
Objective 2a	To provide funding for neighborhood facility improvements.	
Funding	Annual funding	Five-year funding
	\$16,690	\$83,450
Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people
Outcome	Sustainability for the purpose of creating suitable living environments through neighborhood facility improvements.	

Non-Housing Community Development		
Priority 3	Sustainability of Creating Suitable Living Environment Clearance/Demolition	
Objective 3	To provide funding for clearance and demolition of substandard structures in West Greenville.	
Funding	Annual funding	Five-year funding
	\$77,533	\$250,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	5 structures	25 structures
Outcome	Sustainability for the purpose of creating suitable living environments through Demolition and Clearance in West Greenville.	

Non-Housing Community Development		
Priority 4	Accessibility to Creating Economic Opportunities Economic/Business Development	
Objective 4	To provide funding for a business incubator and small business development.	
Funding	Annual funding	Five-year funding
	TBA	\$250,000
Strategy and Geographic location	West Greenville 45 Block Revitalization area.	
Funding Resources	CDBG	
Time Frame	7/2009 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	75 people	375 people
Outcome	Accessibility for families and individuals with incomes less than 80 percent of AMI to have the opportunity to obtain employment.	

Housing and Non-Housing Community Development		
Priority 5	General Program Administration	
Objective 5	To provide funding for general program administration.	
Funding	Annual funding	Five-year funding
	\$150,000 CDBG \$83,000 HOME	\$775,000 \$300,000
Strategy and Geographic location	Citywide	
Funding Resources	CDBG, HOME	
Time Frame	7/2008 – 6/2013	
Output and Proposed Accomplishments	Annual Accomplishments	Five-year Accomplishments
	200 people	1000 people
Outcome	Successful delivery of Community Development Programs and Services to the citizens of Greenville.	

Obstacles to Meeting Underserved Needs

Again, the major obstacle to serving all the low-moderate income persons in the City, including the West Greenville Area, is the very small amounts of Federal funds available. The City uses local Bond issue and general funds to carry out most of the Housing and Community Development work in Greenville.

c. Development Objectives

Revitalization Plan

The Center City - West Greenville Revitalization Plan (2006) Adopted by City Council in January 2006, the Center City - West Greenville Revitalization Plan was developed through a collaborative process of citizens, business owners, local commissions, city staff, and elected officials.

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[Implementation](#)

[Appendix A](#)

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The full West Greenville Revitalization Plan is found at the City's web site, www.greenvillenc.gov.

d. Antipoverty Strategy 2008-2013

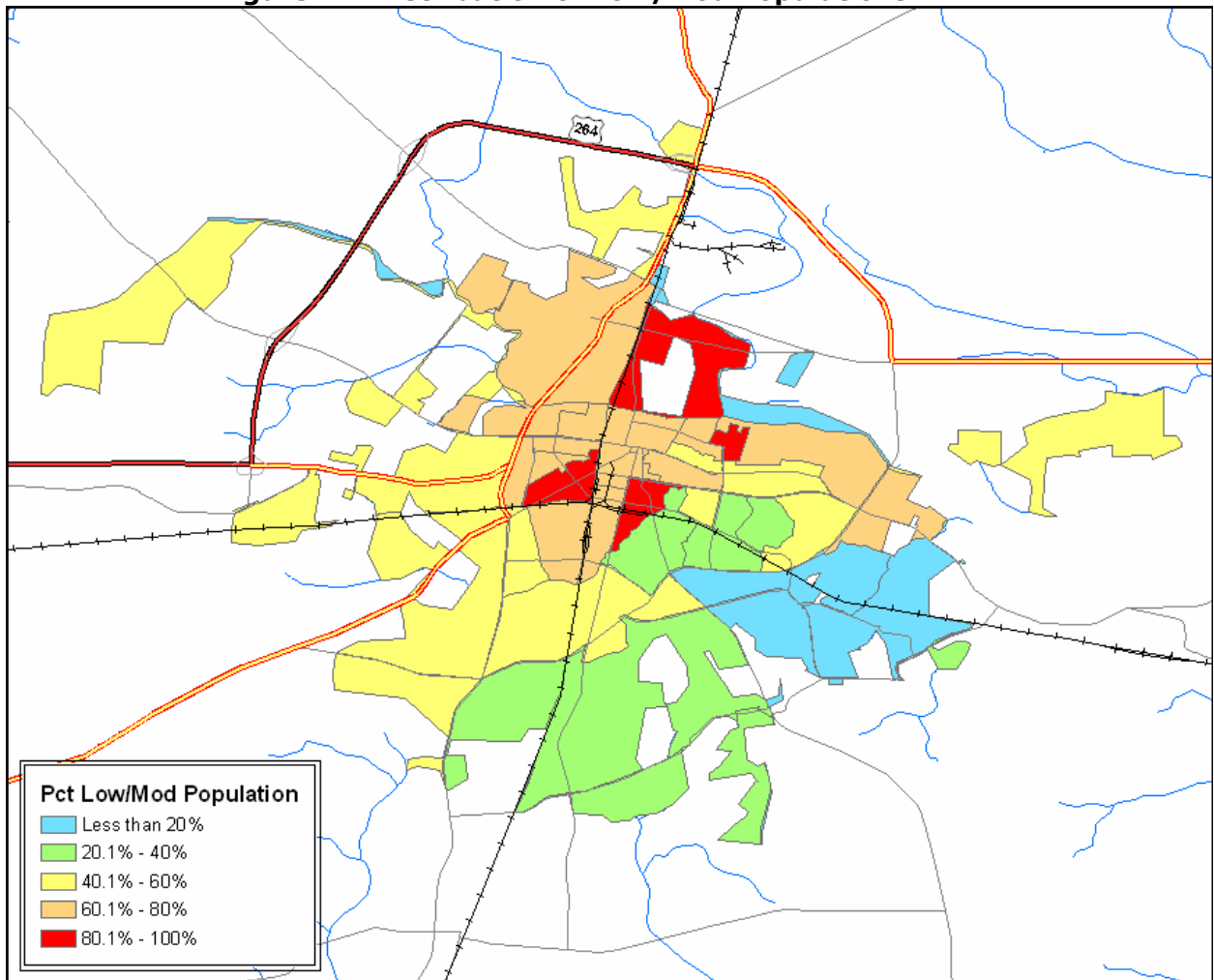
Greenville Goals, Programs, and Policies to Reduce Poverty

There was an estimated 15,593 persons identified as having incomes below the poverty level in 2005. The largest number of persons living in poverty occurs among those between the ages of 18-24 (52.6 percent), although this is slightly more prevalent among females than males. Eighteen percent of those in poverty are children under the age of 18, with 10.6 of these being children under age 5, although this is more apparent among male children than female at a ratio of about 2:1. There are almost no instances of poverty reported among children between the ages of 12 and 17. Poverty among the elderly population is more apparent among males aged 75 and older and females between the ages of 65 to 74 (about 3 percent each). Of all households in poverty, 78.5 percent are non-married-couple-family households. While this may indicate a high number of single-parent households with young children, this also captures households comprised of cohabiting couples, as well as elderly parents living with unmarried adult children.

Households earning less than 30 percent of the area's median income are considered Very Low Income, those earning 31 percent to 50 percent are Low Income, and those earning from 51 percent to 80 percent are Moderate Income. The blue areas in the map below indicate areas where fewer than 20 percent of the households earn less than 80 percent of the area's median income. Conversely, areas shown in red are those between 81 and 100 percent of the households are within this income range.²⁴ These block groups are primarily located along the railroad lines near the City's center.

²⁴ HUD, Census 2000 Low and Moderate Income Summary Data.

Figure 17: Distribution of Low/Mod Populations



Anti-Poverty Strategy

Greenville 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 New Directions, 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.

V. NON-HOMELESS SPECIAL NEEDS

a. Specific Special Needs Objectives 2008-2013

In examining supportive housing for persons with special needs, the City of Greenville has considered the needs of the elderly, persons with disabilities (including mental, physical and developmental), alcohol and substance abusers and persons with HIV/AIDS. A discussion of the housing needs for these sub-populations follows.

Elderly and Frail Elderly

Elderly renter households are overwhelmingly low-income. On the other hand, elderly owner-occupied households have their own set of problems. The cost of maintaining a home rises with age of the house. Homeowner's insurance rates increase almost annually. Yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property, the rise in insurance rates, and an overall decline in the owner's health. Many elderly persons find it medically beneficial and an emotional comfort to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent, to semi-independent lifestyle, with close, convenient and immediate access to recreational, medical and social service resources.

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to healthcare, shopping and other services, affordability and ease of upkeep. Various categories of housing for the elderly include the following:

- Independent living housing, which includes elderly apartments, congregate housing, multi-unit assisted housing with services, adult communities, retirement communities and shared housing
- Assisted living, which includes adult care homes and multi-unit assisted housing with services
- Nursing homes

Retirement Communities and Independent Living

Retirement communities and independent living include homes, condominiums, apartments, retirement hotels and cooperative housing arrangements that provide age-segregated, independent living units and offer personal care services, social activities and limited nursing supervision.

Priorities

There are currently many special needs throughout the City and County. These needs are being met slowly by the various organizations indicated in the Strategy. Due to the higher demand for poverty level and very low income needs in the West Greenville, Non Homeless Special Needs must be met by State and Local funds as well as the private sector.

Resources Expected

Funds for Non Homeless Special Needs are expected from Pitt County, the City of Greenville, the State of North Carolina and the private sector.

b. Non-homeless Special Needs Analysis (including HOPWA) 2008-2013

During the 2008-13 timeframe, the City's Special Needs, HOPWA, and Continuum of Care needs will be closely monitored and supported to the greatest extent possible. Since the City Community Development funds are so limited, every effort will be made to seek public and private assistance throughout the State of North Carolina.

c. Housing Opportunities for People with AIDS (HOPWA) 2008-2013

The Pitt County AIDS Service Organization (PICASO) provides service and support for people with HIV or AIDS and their families. The Greenville Housing Authority works closely with PICASO and provides housing and shelter (currently 10 units) for people with HIV or AIDS through the State administers Housing Opportunities for People With AIDS (HOPWA) Program. North Carolina Department of Health and Human Services records indicate that there are 37 advances cases of HIV AIDS in Pitt County.

d. Specific HOPWA Objectives 2008-2013

State funded HOPWA assistance will be sought on an annual basis.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

N/A



First Program Year Action Plan

The CPMP First Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

I. GENERAL

Executive Summary

a. Purpose

The Action Plan is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain Federal programs. The goal of the Plan is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities. The City's past performance is covered in the Executive Summary of the Consolidated Plan.

b. Background

The 2008-2009 Annual Action Plan represents the first year of the City of Greenville 2008-2013 Consolidated Plan. The new Consolidated Plan identifies a comprehensive strategy to address community needs for the next five years and associates goals and objectives with current needs throughout the City and especially West Greenville. In addition, the housing priority projects will cover the Pitt County HOME Consortium.

The income limits used in the Housing 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 chart below.



Greenville, NCHUD Metro FMR Area - 2008 HOME Income Limits								
Family Size	1	2	3	4	5	6	7	8
30% LIMITS	\$ 10,850	\$ 12,400	\$ 13,950	\$ 15,500	\$ 16,750	\$ 18,000	\$ 19,200	\$ 20,450
VERY LOW INCOME	\$ 18,050	\$ 20,650	\$ 23,200	\$ 25,800	\$ 27,850	\$ 29,950	\$ 32,000	\$ 34,050
60% LIMITS	\$ 21,660	\$ 24,780	\$ 27,840	\$ 30,960	\$ 33,420	\$ 35,940	\$ 38,400	\$ 40,860
LOW INCOME	\$ 28,900	\$ 33,050	\$ 37,150	\$ 41,300	\$ 44,600	\$ 47,900	\$ 51,200	\$ 54,500

Funding received through this application plan from the U.S. Department of Housing and Urban Development (HUD) makes a substantial impact on serving the needs of low-income, homeless and special needs populations in City of Greenville and Pitt County area. Households must meet the following definition of very low or low income limits.

Very Low Person or Household means one or more natural persons or a family that has a total annual gross household income that does not exceed 50% of the median annual income adjusted for family size for households.

Low income Person or Household means one or more natural persons or a family that has a total annual gross household income that does not exceed 80% of the median annual income adjusted for family size for households.

c. Brief Overview of the CDBG Program

The Housing and Community Development Act of 1974 created the Community Development Block Grant program in 1974. Since 1975, the City of Greenville has participated in the program with a variety of activities. The City of Greenville became an Entitlement in 1994. As an Entitlement, the City receives an annual allocation of funding from the U.S. Department of Housing and Urban Development. The primary objective of CDBG is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities. All activities carried out must meet one of the three National Objectives. Those objectives are:

- Benefit low-moderate income persons;
- Aid in the prevention or elimination of slums or blight; or
- Addressing an "urgent need"



d. Brief Overview of the HOME Investment Partnership Program

The HOME Investment Partnership program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower income households. It is intended that local jurisdictions work with nonprofit organizations and the private investment community to achieve this goal.

Cities receiving HOME funds must reserve 15% of their HOME funds to Community Housing Development Organizations (CHDOs) for affordable housing development.

As indicated in the Executive Summary of the Consolidated Plan, Greenville is the Lead Agency for the Greenville-Pitt County Consortium which will be disbanded effective June 30, 2009. Beginning in 2009, Greenville will operate the HOME Program within the confines of the City.

e. Brief Overview of the City of Greenville Affordable Housing Bond Program

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 Revitalization program and housing rehabilitation for eligible homeowners throughout the City.

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

f. Top Priorities and Goals

The top priorities and goals determined in the Consolidated Plan include the following for 2008-09:

1. Revitalization of West Greenville, HOME support for the Pitt County Consortium, and housing rehabilitation City wide through:

CDBG

HOME

Housing Rehabilitation	Housing Rehabilitation (City wide)
Acquisition	New Construction
Clearance and Demolition	Down-payment Assistance
Public Services	Acquisition
Public Facility Improvements	Relocation
Economic Development	Consortium Projects and CHDOs

2. Supporting nonprofits that provide housing assistance to special needs populations, provide youth services, and encourage entrepreneurship.
3. Continue to eliminate lead-based paint hazards in dwellings assisted with Federal funding.

g. General Questions 2008-2009

1. West Greenville is the City's main target area. CDBG funding and the majority of HOME funds will be directed to the low income families in this area of racial and minority concentration. The other members of the Pitt County HOME Consortium will target low income families countywide through 2009.
2. Given the limited funds available from HUD, the City has logically directed the CDBG and HOME Program to West Greenville, together with both Bond Issues as leverage. It is expected to take 8-10 years to complete the revitalization process.
3. West Greenville has been historically the most prominent underserved area in the City. Therefore, almost 80% of all assistance will be directed to that area.

-
4. As appropriate, Section 8 funds, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds will be sought to address priority needs and specific objectives identified in the strategic plan.

h. Managing the Process 2008-2009

1. The City of Greenville (Greenville) is the lead agency for administering the consolidated plan. Greenville, through its Housing Division, a network of housing sub recipients and Community Housing Development Organizations (CHDOs), is effectively organized to utilize all of the funding received through the various State/Federal programs.
2. Each year efforts are made to work with local institutions to provide housing and economic opportunities for low income persons through public service activities. In addition, the Greenville-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 groups. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies.
3. The Greenville Housing Authority is working in concert with the City in the revitalization efforts in the West Greenville Revitalization Area and is the lead agency for local HOPWA efforts.
4. The Affordable Housing Loan Committee provides initial review and approval of all housing applications for CDBG, HOME, and City Bond funds designated for job training, homeownership, land banking and housing rehabilitation loans.
5. The private sector can access 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.

i. Citizen Participation 2008-2009

Summary of the Citizen Participation Process

To maximize citizen participation, employees of the City held two public meetings to solicit information for the Consolidated Plan (2008-13), in addition to one public hearing to discuss the past year's performance and to hear funding requests for the coming 2008-2009 program year. Public comment and input was encouraged at the Consolidated Plan meetings regarding the needs of the City and the surrounding area and the use of CDBG program funds. The public meetings were held on March 17th & 18th, 2008 and the comments are included in the summary below.

Summary of Comments or Views on the Plan

Community Needs identified:

1. Nonprofit assistance needed:
 - Capacity building
 - Developing housing counselors
 - Grant writing
 - Eliminate perception of city staff bias
 - Treat all fairly
 - CHDO training
2. Need to eliminate overcrowding & blight conditions
 - Enforce minimum Housing Standards
 - Proactive code enforcement
 - Increase front, side and rear setbacks
3. Affordable Housing concerns:
 - Houses must remain affordable
 - Senior citizen housing needed
 - Rental housing needed
4. Insure that streets are accessible to main thoroughfares
5. Need jobs/small businesses
 - Create safe environment for new businesses
 - Small business development programs
 - Mentoring programs for businesses
 - Job training for workers
 - Programs on techniques of marketing

-
6. Need safe communities
 - Increase police response time to crime
 - Increase police presence
 7. Need for Housing Counseling
 - Develop an education component
 - Address "gaps" in counseling programs
 - Develop a comprehensive program utilizing more than one nonprofit
 - Address "special needs" clients
 - Credit counseling programs for teens & adults
 8. Citizen relocation/displacement concerns:
 - Its important that citizen be allowed to remain in West Greenville if desire
 - Need diverse neighborhoods
 - The stability of senior citizens must be a concern
 - Equal treatment
 - Affordable
 9. Senior Needs:
 - Recreational activities
 - Handicap accessibility
 10. Youth Needs:
 - After school programs
 - Teen recreational activities
 - Develop a teen Center
 11. There is a need to plan for sustaining West Greenville after revitalization complete.
 12. Need for multifamily units
 - For seniors
 - Citywide
 - Affordable
 - Special needs population

Efforts to Broaden Public Participation

The public hearings/meetings were advertised in local newspapers at least 15 days in advance. The advertisements encouraged public attendance and input on the process, identification of which needs should be addressed, and the effectiveness of programs and activities carried out by the City's Department of Community Development.

Efforts to involve citizens in the planning process for the development of the consolidated plan included the invitation of the public to several hearings. Invitations were made through advertisements in the local newspapers, the distribution of flyers in the community, letters to partners, housing advocates, local churches and businesses, lenders and various community and neighborhood organizations. Announcements were made at City Council meetings and notice was also given to the public via television. Meetings were made accessible to the handicapped as well.

The meeting notices advised the public of the availability of the draft Consolidated Plan and Annual Action Plan for review. The notices encouraged input from the public and also advised them of the date of the final public meeting.

The revised Citizen Participation Plan is included in the 2008-2013 Consolidated Plan.

Explanations

The following are comments received during the final public hearing held May 8, 2008 from three (3) citizens:

1. Mr. Robert Thompson, Co-Chair of the Blue Ribbon Task Force to End Homelessness, thanked the City staff for its efforts to end homelessness and for including language in the proposed Consolidated Plan that will facilitate the work of the Task Force. The language and intent will enable the City to be an active partner. The Task Force is on target to complete the work by the end of the summer and will bring the Plan to the Council and County Commissioners in early fall. He will be happy to meet with the Council to discuss the progress of the Blue Ribbon Task Force.

Response: The City is an active partner with Pitt County government, United Way and others in developing a ten year plan to end chronic

homelessness. A resolution in support was adopted April 9, 2007 by Greenville City Council.

2. Ms. Lynne James, Executive Director of the Greenville Community Shelters and a member of the team working with the Task Force, expressed support of the Consolidated Plan. It is apparent in looking at the Consolidated Plan that the housing needs in the community are not being met, including those of the homeless population. Ms. James stated that she has been active with the Continuum of Care, which has been in existence since 2003. It is working to bring financial dollars in the community to address this segment of the population. This group has been successful in helping meet some of the housing needs. A housing resource award in the amount of \$600,000 was awarded to meet the needs of the homeless, many of whom have disabilities. Being an inclusive community or city means that they need to look at all ways to gather resources to provide housing for this population. Funds that will be consolidated through the Consolidated Plan can be leveraged with those dollars that have been brought into the community. She stated that even though the 10-year planning process is not on the same timeline as the Annual Action Plan, the Council may see some requests coming that are part of the initiative and see how they can be used to leverage those other initiatives and increase the dollars coming into the community. Serious thought needs to go into it. Ms. James commended the City for the work it has done in putting together the Consolidated Plan and the work of the Blue Ribbon Task Force. She asked the Council to remember the people who may not be in a position to put themselves in a situation where they could have decent, safe and affordable housing. Working in concert, the two initiatives can be successful in making more dollars available for that effort.

Response: The City does recognize the need for affordable housing, especially for the homeless population; and as stated in this plan will make every effort to continue to address the problem. In addition, the City has been funding the Greenville Community Shelter annually for renovation/repair projects since 2001 through Community Development Block Grant funds.

3. Mr. Anthony Herring, who moved to Greenville two years ago, stated that there are a lot of boarded up houses in the area. He asked why the City can't use some of those houses to put the homeless people in.

Response: The houses that are boarded up are substandard and in need of extensive repair. The City is actively acquiring these structures from private owners as funds permit for the purpose of building affordable houses for low to moderate income citizens. In addition, the Code Enforcement Division is working with the owners of these structures to make needed repairs.

j. Institutional Structure 2008-2009

The City of Greenville will continue to provide program delivery services through the process established for administering the HOME Consortium in conjunction with the on-going CDBG effort within the West Greenville Area. Non-profit agencies such as Habitat for Humanity, Greenville Community Shelter, New Directions Family Violence Center, Flynn Christian Home, Martin County Community Action, Pitt County Council on Aging, Progressive Action and Restoration. Additionally, the North Carolina Housing Finance Agency and Department of Health and Human Services, the Greenville Housing Authority, and the Pitt County Continuum of Care are key organizations in the City's Community Development delivery structure.

k. Monitoring 2008-2009

Within the existing CDBG and HOME programs, the City of Greenville's Housing Division Staff has the responsibility for monitoring all activities undertaken.

All activities are covered by an established set of standards in the City of Greenville's Policy and Procedures Manual for the Community Development Programs. In addition all activities are carried out under a binding contract. Activities are reviewed for compliance with program objectives. The Housing Division maintains records of all activities.

Monitoring activities include but are not limited to the following:

- Monthly and Quarterly meetings with Affordable Housing Loan Committee.
- Weekly contact with Non-Profit Agencies funded under CDBG and HOME as projects occur for compliance with Local/National Program Objectives, including the HOME Consortium.

-
- Monitor projects of Non-Profits that provide public service to insure compliance with Davis-Bacon, Bidding, Contracting, Uniform Act, Auditing and Local Building Code requirements.
 - Monitor progress of all projects through bimonthly reporting to City Management.
 - Financial activities in the programs are reviewed on a monthly basis.
 - Annual inspection of assisted properties for continued maintenance of property and verification Hazard Insurance by Community Development Staff.
 - Annual independent audit of all expenditures is conducted and results are provided to City Council, Granting Agencies, and Bonding Agencies.
 - Review of nonprofit files for maintaining information required by the City of Greenville and granting agencies (as outlined in procedures manual and contract).
 - Conduct Workshops for contractors, non-profits, and other program participants to establish guidelines and requirements.

I. Lead-based Paint 2008-2009

The City of Greenville and the HOME Consortium are committed to testing, treating and/or abating lead in all pre-1978 housing units assisted with Federal grant funds in any of the housing programs implemented. 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.

II. HOUSING

a. Specific Housing Objectives 2008-2009

- The City will provide homebuyer assistance to a maximum of \$20,000 per qualified family. The objective is to serve five families in 2008-2009
- The City will provide Housing Rehabilitation Assistance to qualified families to a maximum of \$50,000 per unit. The objective is to serve fifteen families in 2008-2009
- The City will provide funds to qualified CHDO's for new construction of two units of single family housing.
- The City will build or cause to be built 4 units of newly constructed single family housing in the West Greenville revitalization area to a maximum of \$ 120,000 per unit.

b. Needs of Public Housing 2008-2009

1. The Greenville Housing Authority operates a total of 779 units, and annually receives Federal funds to modernize and repair public housing units. In addition, the City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. So far, five former residents utilizing the Housing Choice Voucher program and City of Greenville HOME down payment assistance program have purchased new homes.
2. The Greenville Housing Authority is not considered as a "troubled agency" by H.U.D.

c. Barriers to Affordable Housing 2008-2009

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing. Substandard units and vacant lots are purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. Purchase of the land and improvements increases the affordability of the lots in turn reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the funds for the lot cost are recaptured and used to fund future developments.

The City of Greenville partners with local nonprofit agencies to provide homeownership counseling and workshops for potential homebuyers. The City 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 several years and utilizes the funding to acquire lots for new construction within West Greenville.

d. HOME/ American Dream Down payment Initiative (ADDI) 2008-2009

1. HOME Projects and 2008-09 funding for the City and Pitt County Consortium are included in the Consolidated Plan. The City does not receive ADDI funding.
2. Recapture Provisions

Pitt County HOME Consortium program funds are provided to low income individuals for new construction, housing rehabilitation and homebuyer purchase assistance. These funds are provided in a variety of forms and will be extended to persons with incomes up to but not greater than 80% of the Area Median Income adjusted by family size as published by the U.S. Department of Housing and Urban Development. Assistance provided for homebuyer assistance will be in the form of secondary mortgages. Listed below are the recapture provisions for rehabilitation and homebuyer assistance programs with maximum amounts of assistance available for the activity. A Deed of Trust and Promissory Note for the amount of assistance provided under the program will be used to secure the assistance. Should the recipient default under program requirements, collection of the funds will be pursued with legal guidance as documented on the deed of trust and promissory note as recorded. Assistance may be in the form of deferred loans or amortized loans.

- Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction via a secondary mortgage. Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for Greenville. Maximum loan amounts of up to \$20,000 (20% of sales price of home with cap of \$20,000). Loans will be amortized over a fifteen-year period.
- Housing Rehabilitation Assistance will be offered to persons/families with incomes up to but not greater than 80% of the area median income adjusted by family size and as published annually for Greenville. For households with incomes less than 50% of the area median income, a 10 year deferred loan will be offered up to \$50,000 for rehabilitation assistance. For households with incomes from 51% to 80% of the median area income, the combination of a deferred payment loan and a no interest loan is available. Deferred loans are forgiven at a rate of 10% each year and no-interest loans are amortized over 10

years. In no case may the assistance exceed \$50,000 unless special circumstances exist that warrant exceeding the maximum price and approval of the City Manager is granted.

- Assistance provided to nonprofit agencies through the CDBG Program will be secured with a contract. Should the agency fail to comply with program rules, the assistance will be recaptured.
- Assistance provided for new construction to certified CHDOs is secured by a program agreement/contract. Should the CHDO fail to comply with program rules, the assistance will be recaptured.

3. Not applicable

4. Not applicable

III. HOMELESS

Specific Homeless Prevention Elements 2008-2009

Although the City does not receive ESG assistance, Homeless Initiatives and funding for 2008-09 are included in the 2008-2013 Consolidated Plan and the CPMP Chart.

The City and the Pitt County Government have selected a professional consultant to assist with the Ten-Year Plan to End Chronic Homelessness planning process. The consultant will be responsible for facilitating discussions related to the design/organizational structure and implementation of an effective planning process and providing additional guidance as needed. In addition, the City of Greenville City council has approved a resolution endorsing a Ten Year Plan to End Chronic Homelessness throughout the City. The Blue Ribbon Task Force to End Chronic Homelessness expects to complete the Draft Plan by July, 2008. The plan will provide a foundation for providing homeless housing services in the City and areas outside of the City.

Currently, the Greenville Housing Authority receives \$90,000 on behalf of the Pitt County Continuum of Care Shelter Plus program to assist 10 homeless individuals with rental assistance over five years.

IV. COMMUNITY DEVELOPMENT

Community Development 2008-2009

The Community Development Strategy, CDBG and Non Housing Projects as well as the CPMP Chart are included in the Consolidated Plan.

Specific Non-Housing Objectives Are:

Public Services:

- To provide housing/credit counseling for thirty-five families through a contract with the Greenville Housing Authority.
- To provide job training or youth development activities for forty youth through a contract with the a local non-prfoit youth development organization.

Public facilities Improvement

- To provide funds to Greenville Community Shelter for fire alarm system upgrade affecting the health and safety of seventy-five persons annually
- To fund facility improvements at Lucille W. Gorham Intergenerational Center affecting seventy-five persons annually.

Clearance/Demolition (Non-Housing)

- To provide funding for clearance and demolition of five substandard structures in West Greenville.

Antipoverty Strategy 2008-2009

Greenville 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 be able to purchase a home.

Additionally, funding through CDBG Public Service activities of transitional housing providers such as the Greenville Community Shelter and New Directions, both nonprofit agencies, allows individuals that would normally reside in impoverished conditions the opportunity to reside in safe decent and affordable housing while they seek employment. Such efforts will work to reduce the number of persons currently living in poverty.

V. NON-HOMELESS SPECIAL NEEDS HOUSING

a. Non-homeless Special Needs 2008-2009

The Consolidated Plan covers the City Strategy regarding Non-Housing Needs.

The City of Greenville does not receive a direct allocation of HOPWA funds therefore the section is not applicable.

The 2005 North Carolina Epidemiologic Profile for Pitt County reports 225 cases of HIV (non-AIDS) and 208 cases of AIDS.

The East Carolina HIV/Aids Partnership currently serves 60 HIV/AIDS clients in Greenville.

b. Housing Opportunities for People with AIDS 2008-2009

Specific HOPWA Objectives 2008-2009

The City does not receive HOPWA funds directly. The Greenville Housing Authority (GHA) and PICACO apply for HOPWA assistance on an annual basis from the State of North Carolina and currently manage 10 units of housing for HIV AIDS afflicted citizens.

VI. Other Narrative

Fair Housing and Revised Analysis of Impediments (A.I.)

The City is currently updating the A. I. to correspond with the 2008-2013 Consolidated Plan. The City has a staff person responsible for Fair Housing Initiatives who is also the City's Fair Housing Compliance Officer. In addition, the City has been designated an Inclusive Community and conducts outreach annually during Fair Housing month.

Action Plan 2008-09 CPMP individual Project sheets are attached.

Housing Needs Table			Grantee: Greenville, N.C.		Only complete blue sections. Do NOT type in sections other than blue.														Priority Need?	
			Current % of House-holds	Current Number of House-holds	3-5 Year Quantities															% of Goal
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Year 1			Year 2		Year 3		Year 4*		Year 5*		Multi-Year							
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal		Actual				
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%																
			Any housing problems	289	0											0	####			
			Cost Burden > 30%	289	0											0	####			
			Cost Burden >50%	214	0											0	####			
		Small Related	NUMBER OF HOUSEHOLDS	100%																
			With Any Housing Problems	824	0											0	####			
			Cost Burden > 30%	794	0											0	####			
			Cost Burden >50%	680	0											0	####			
		Large Related	NUMBER OF HOUSEHOLDS	100%																
			With Any Housing Problems	94	0											0	####			
			Cost Burden > 30%	90	0											0	####			
			Cost Burden >50%	45	0											0	####			
	All other hshold	NUMBER OF HOUSEHOLDS	100%																	
		With Any Housing Problems	2421	0											0	####				
		Cost Burden > 30%	2396	0											0	####				
		Cost Burden >50%	2251	0											0	####				
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%																
			With Any Housing Problems	235	0											0	####			
			Cost Burden > 30%	235	0											0	####			
			Cost Burden >50%	155	0											0	####			
Small Related		NUMBER OF HOUSEHOLDS	100%																	
		With Any Housing Problems	139	0											0	####				
		Cost Burden > 30%	139	0											0	####				
		Cost Burden >50%	119	0											0	####				
Related		NUMBER OF HOUSEHOLDS	100%																	
		With Any Housing Problems	40	0											0	####				

		Household Income >30 to <=50% MFI														
		Owner							Renter							
Owner	related	NUMBER OF HOUSEHOLDS	100%											0	####	
		With Any Housing Problems	19	0											0	####
	Small Related	NUMBER OF HOUSEHOLDS	100%												0	####
		With Any Housing Problems	95	0											0	####
		Cost Burden > 30%	85	0											0	####
	Elderly	NUMBER OF HOUSEHOLDS	100%												0	####
		With Any Housing Problems	125	0											0	####
		Cost Burden > 30%	125	0											0	####
		Cost Burden >50%	55	0											0	####
	Renter	All other hshold	NUMBER OF HOUSEHOLDS	100%											0	####
With Any Housing Problems			1395	0											0	####
Cost Burden > 30%			1384	0											0	####
Cost Burden >50%			474	0											0	####
Large Related		NUMBER OF HOUSEHOLDS	100%												0	####
		With Any Housing Problems	95	0											0	####
		Cost Burden > 30%	70	0											0	####
		Cost Burden >50%	10	0											0	####
Small Related		NUMBER OF HOUSEHOLDS	100%												0	####
		With Any Housing Problems	609	0											0	####
	Cost Burden > 30%	569	0											0	####	
	Cost Burden >50%	99	0											0	####	
Elderly	NUMBER OF HOUSEHOLDS	100%												0	####	
	With Any Housing Problems	149	0											0	####	
	Cost Burden > 30%	149	0											0	####	
	Cost Burden >50%	79	0											0	####	
Renter	All other hshold	NUMBER OF HOUSEHOLDS	100%											0	####	
		With Any Housing Problems	150	0											0	####
	Large F	Cost Burden > 30%	30	0											0	####
		Cost Burden >50%	10	0											0	####

		Household Income >50 to <=80% MFI														
		Owner	Renter				Owner				Renter					
		related		Small Related		Large Related		All other hshold		Small Related		Large Related		All other hshold		
		NUMBER OF HOUSEHOLDS		NUMBER OF HOUSEHOLDS		NUMBER OF HOUSEHOLDS		NUMBER OF HOUSEHOLDS		NUMBER OF HOUSEHOLDS		NUMBER OF HOUSEHOLDS		NUMBER OF HOUSEHOLDS		
Owner	related	NUMBER OF HOUSEHOLDS	100%											0	####	
		With Any Housing Problems	8	0											0	####
Owner	Small Related	NUMBER OF HOUSEHOLDS	100%													
		With Any Housing Problems	200	0											0	####
		Cost Burden > 30%	180	0											0	####
		Cost Burden >50%	70	0											0	####
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%													
		With Any Housing Problems	120	0											0	####
		Cost Burden > 30%	120	0											0	####
		Cost Burden >50%	45	0											0	####
Renter	All other hshold	NUMBER OF HOUSEHOLDS	100%													
		With Any Housing Problems	539	0											0	####
		Cost Burden > 30%	520	0											0	####
		Cost Burden >50%	20	0											0	####
Renter	Large Related	NUMBER OF HOUSEHOLDS	100%													
		With Any Housing Problems	90	0											0	####
		Cost Burden > 30%	25	0											0	####
		Cost Burden >50%	0	0											0	####
Renter	Small Related	NUMBER OF HOUSEHOLDS	100%													
		With Any Housing Problems	264	0											0	####
		Cost Burden > 30%	199	0											0	####
		Cost Burden >50%	4	0											0	####
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%													
		With Any Housing Problems	75	0											0	####
		Cost Burden > 30%	65	0											0	####
		Cost Burden >50%	10	0											0	####
Renter	All other hshold	NUMBER OF HOUSEHOLDS	100%													
		With Any Housing Problems	65	0											0	####
		Cost Burden > 30%	65	0											0	####
		Cost Burden >50%	65	0											0	####
		NUMBER OF HOUSEHOLDS	100%													
		With Any Housing Problems	15	0												0
Renter	Large F	Cost Burden > 30%	19	0											0	####
		Cost Burden >50%	15	0											0	####

All other hshold	Large F	Cost Burden > 30%	8	0											0	####	
		Cost Burden >50%	0	0											0	####	
	NUMBER OF HOUSEHOLDS	100%															
	With Any Housing Problems	130	0											0	####		
	Cost Burden > 30%	130	0											0	####		
	Cost Burden >50%	25	0											0	####		
	Total Any Housing Problem		8170		0	0	0	0	0	0	0	0	0	0	0		
	Total 215 Renter														0		Tot. El
	Total 215 Owner														0		Tot. Sm. f
	Total 215				0	0	0	0	0	0	0	0	0	0	0		Tot. Lg. R

		100%				
			0			

Total Disabled		0			
derly	0		Total Lead Hazard	0	
Related	0		Total Renters	0	
related	0		Total Owners	0	

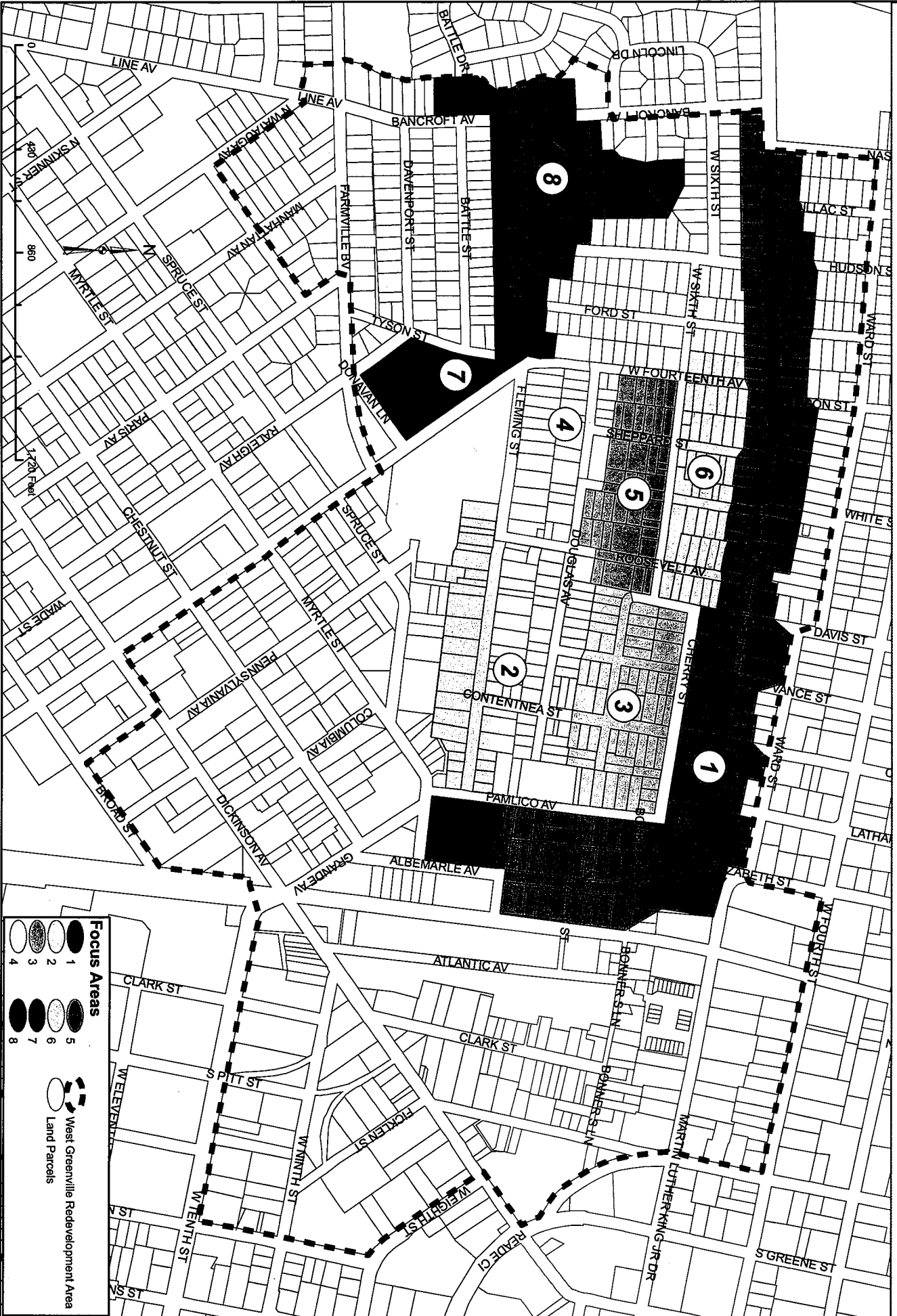
Project Name: CHDO New Construction					
Description:	IDIS Project #: 1 CHDO UOG Code: NC371194 GREENVILLE				
Location: Enter location, address, zip codes, census tracks, or other elements that will help to identify the location of the project.					
Priority Need Category	Select one: Owner Occupied Housing ▼				
Explanation:	CHDO allocation for new housing construction.				
Expected Completion Date: (mm/dd/yyyy)					
Objective Category					
<input checked="" type="radio"/> Decent Housing					
<input type="radio"/> Suitable Living Environment					
<input type="radio"/> Economic Opportunity					
Outcome Categories	Specific Objectives				
<input type="checkbox"/> Availability/Accessibility	1 Increase the availability of affordable owner housing ▼				
<input checked="" type="checkbox"/> Affordability	2, ▼				
<input type="checkbox"/> Sustainability	3, ▼				
Project-level Accomplishments	04 Households ▼	Proposed	2	Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Affordability of new S/F housing for L/M household	Households assisted				
13 Direct Homeownership Assistance 570.201(n) ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	HOME ▼	Proposed Amt.	130,000	Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	



West Greenville Revitalization Areas

March 26, 2007



Focus Areas

- 1 (Solid black)
- 2 (Horizontal lines)
- 3 (Vertical lines)
- 4 (Diagonal lines)
- 5 (Grid pattern)
- 6 (Stippled pattern)
- 7 (Cross-hatch pattern)
- 8 (Solid black)

West Greenville Redevelopment Area

Land Parcels

West Greenville Census Tracts

8

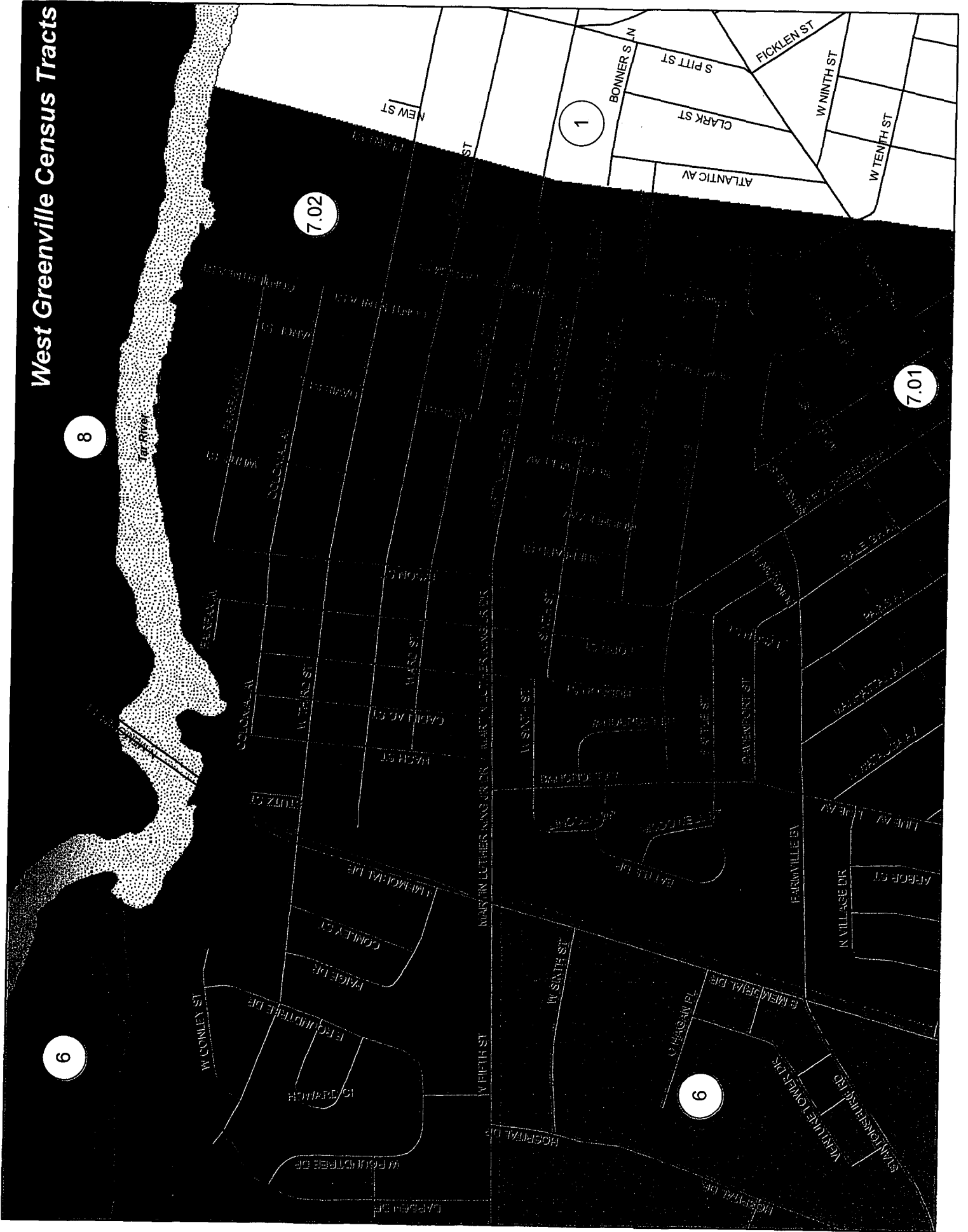
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1

7.01

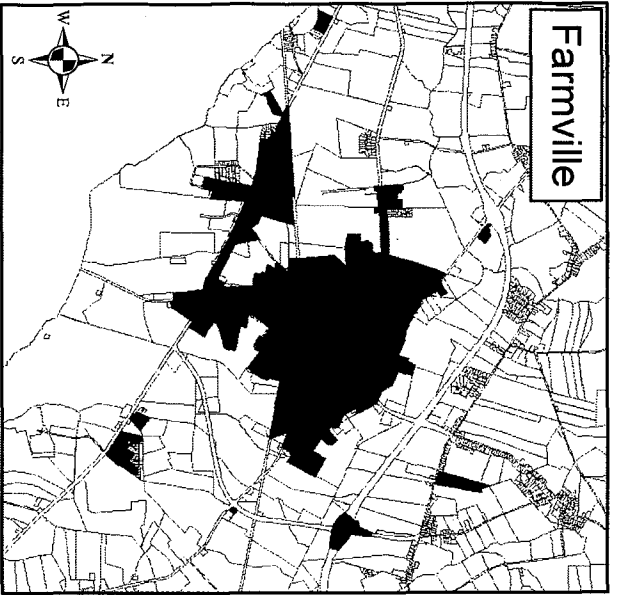
6

9

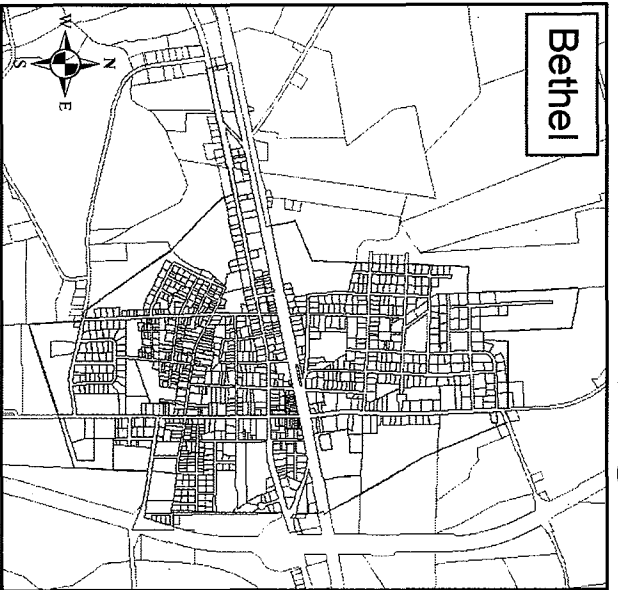


2007/2008 Home Target Areas

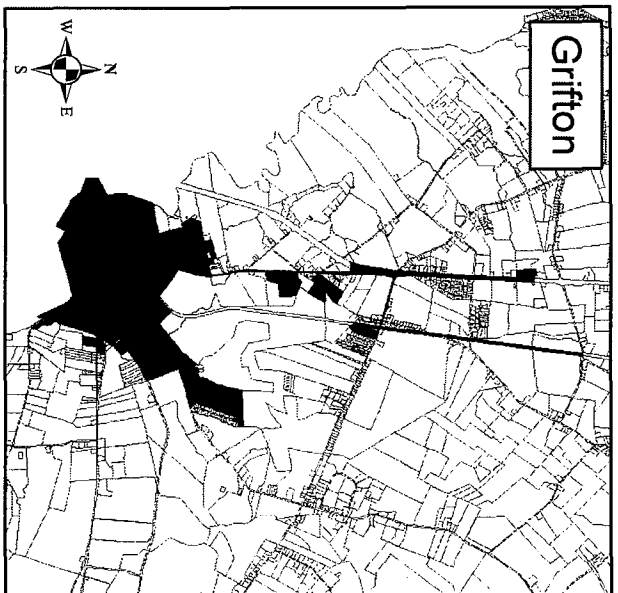
Farmville



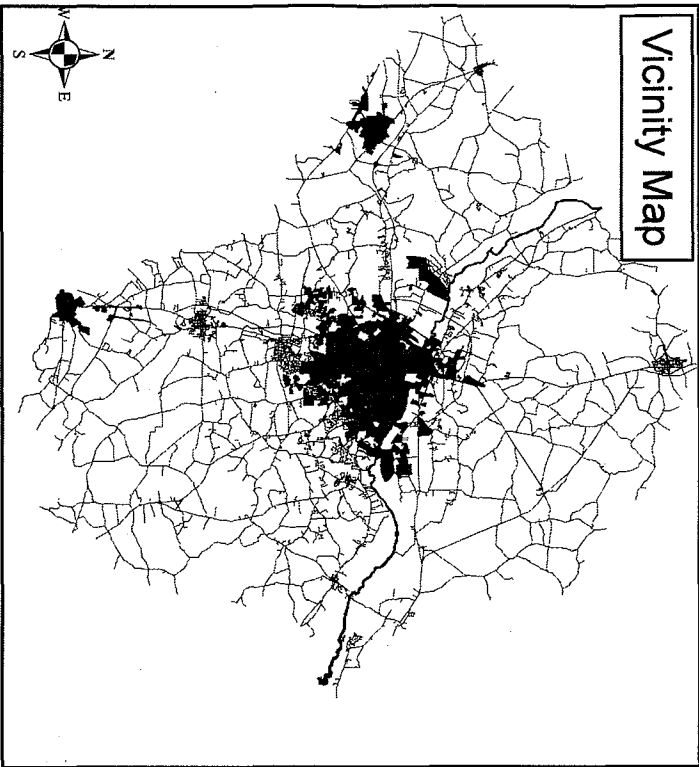
Bethel



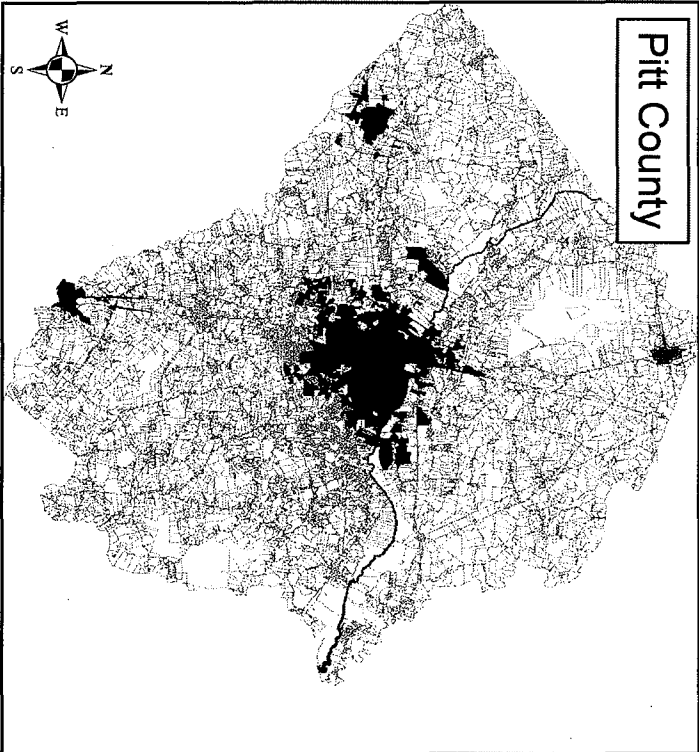
Grifton



Vicinity Map



Pitt County



- Legend**
- Land Parcels
 - Greenville City Limits
 - Bethel
 - Farmville
 - Grifton
 - Tar River



Composed by Community Development
March 27th 2007

**CITY OF GREENVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
CITIZEN PARTICIPATION PLAN**

INTRODUCTION:

The U.S. Department of Housing and Urban Development (HUD) provides local governments the opportunity to operate Community Development Block Grant (CDBG) and HOME Programs. In order to participate in these programs, the City of Greenville is required to have a detailed Citizen Participation Plan, which contains the City's policies and procedures for public involvement in the Consolidated Plan process and the use of CDBG and HOME money. This plan must be available to the public.

Encouraging Public Participation:

The law requires that our Citizen Participation Plan both provide for and encourage public participation, emphasizing involvement by low and moderate-income persons, especially those located in Targeted Areas. Also, the U.S. Department of Housing and Urban Development expects the City of Greenville to take appropriate actions to encourage participation by minorities, non-English speaking persons, and persons with disabilities. Copies of the Citizen Participation Plan, as well as summaries and basic information pertaining to the CDBG, HOME program, and the Consolidated Planning process are available at the City of Greenville, Community Development Department, Housing Division office located at 201 West Fifth Street, Greenville, North Carolina. This plan supersedes all other plans.

The Role of Low Income People:

The law declares that the primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing: decent housing, suitable living environments, and growing economic opportunity, all principally for low and moderate-income persons in CDBG and HOME Targeted Areas. Genuine involvement by low and moderate-income people must take place at all stages of the process, including: identifying needs, setting priorities among these needs, deciding how much money should be allocated to each high-priority need, and suggesting the types of programs to meet high-priority needs, as well as, overseeing the way in which the programs are carried out.

The Various Stages of the Consolidated Plan Process:

The policies and procedures in this Citizen Participation Plan relate to several stages of action mentioned in law or regulation. In general these stages or events include:

1. Identification of housing and community development needs.
2. Preparation of a draft use of funds for the upcoming year called the proposed Annual Action Plan. Every 5 years this process will include the preparation of a new proposed Consolidated Plan.
3. Approval of Plan by the Affordable Housing Loan Committee.
4. Formal approval by elected officials of a final Annual Action Plan or Consolidated Plan.
5. On occasion, it may be necessary to change the use of money already budgeted in an Action Plan, or to change priorities established in the Consolidated Plan. In that case, a formal Substantial Amendment will be proposed, considered, and acted upon. In these instances, major amendments (amendments that involve a change of funding greater than 20% of award) will require a public hearing and approval by the elected governing body prior to submission to HUD. Minor amendments will be approved by City Council however, no public hearing will be held.
6. After a "program year" is complete, an Annual Performance Report must be drafted for public review, comment, and forwarded to HUD.

The Program Year

The "program year" for the City of Greenville is July 1st through June 30th.

PUBLIC NOTICE

Items Covered by the Public Notice Requirements:

There shall be advanced public notice once a federally required document is available, such as the proposed Annual Action Plan or the Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Annual Performance Report.

In addition, there shall be advanced public notice of all public hearings and all public meetings such as Affordable Housing Loan Committee meetings relating to the funds or planning process covered by this Citizen Participation Plan.

"Adequate" Public Notice

Adequate advance notice is “timely”; it is given with enough lead-time for the public to take informed action. The amount of lead-time can vary depending on the event. Specific amounts of time are given for different events later in this Citizen Participation Plan. The content of notices will give residents a clear understanding of the event being announced.

Forms of Public Notice

Public notices will be published in the “Daily Reflector” on the City Page or in a non-legal section of the newspaper.

PUBLIC ACCESS TO INFORMATION

As required by law, the City of Greenville will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. Regarding the past use of funds, the law requires reasonable public access to records about any uses of these funds during the previous five years.

Also, as required by law, the City of Greenville will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds.

□ Standard Documents.

Standard documents include: the proposed and final Annual Action Plans, the proposed and final Consolidated Plan, proposed and final Substantial Amendments to either an Annual Action Plan or the Consolidated Plan, Annual Performance Reports, and the Citizen Participation Plan.

□ Availability of Standard Documents.

In the spirit of encouraging public participation, copies of standard documents will be provided to the public at no cost and within two working days of a request. These materials will be available in a form accessible to persons with disabilities, when requested.

□ Places Where Standard Documents are Available.

Standard documents will be available at: City of Greenville Community Development Department, Housing Division located at 201 West Fifth Street; City Hall, 200 West Fifth Street, and other public facilities as needed.

PUBLIC HEARINGS:

Public hearings are required by law in order to obtain the public's views and to provide the public with the City's responses to public questions and proposals.

The law requires public hearings at all stages of the process including: an initial public hearing to discuss community needs, proposed uses of funds, and a final public hearing to adopt the Annual Action Plan and or Consolidated Plan.

Access To Public Hearings:

Public hearings will be held only after there has been adequate notice as described in the Public Notice part of this Citizen Participation Plan, including a display advertisement in the Daily Reflector's City Page or the non-legal section of the newspaper. The advertisement will run twice, the first which will run no less than 14 days prior to the public hearing. Public hearings will be held at 7:00 p.m. a time convenient to most people who might benefit from the use of funds.

Public hearings are held in the City Council Chambers located at City Hall, 200 West Fifth Street, Greenville, North Carolina. The facility is accessible by bus and otherwise convenient and not intimidating to most people who might benefit from the use of funds.

□ ***Public Hearings and Populations With Unique Needs.***

All public hearings will be held at locations accessible to people with disabilities, and provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. Translators will be provided for people who do not speak English when requests are made at least five working days prior to a hearing. Persons with disabilities needing assistance should call (252) 329-4060 (Teletypewriter (TTY), machine used to transmit and/or receive communications on printed page and/or tape).

□ ***The Conduct of Public Hearings.***

To ensure that public hearings are meaningful to residents, each public hearing will be conducted during a typical City Council meeting.

THE STAGES IN THE PROCESS:

A. IDENTIFYING NEEDS.

Because the housing and community development needs of low and moderate income people are so great and so diverse priorities must be set in order to decide which needs should get more attention and more resources than other needs; this is the basic reason the Consolidated Plan exists.

The laws and regulations require a public hearing each year to obtain residents' opinions about needs and what priority those needs have.

Public hearings about needs will be completed before a draft Annual Action Plan is published for comment so that the needs identified can be considered by the City and addressed in the draft Annual Action Plan.

B. THE "PROPOSED" ANNUAL ACTION PLAN and/or CONSOLIDATED PLAN.

The law providing the funds covered by this Citizen Participation Plan calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, the City of Greenville will use the following procedures:

□ ***General Information.***

At the beginning of this stage, the City of Greenville will provide the public with an estimate of the amount of CDBG and HOME funds it expects to receive in the upcoming year, along with a description of the range of types of activities that can be funded with these resources. Also, the public will be given an estimate of the amount of these funds, which will be used in ways that will benefit low and moderate-income people.

The Anti-displacement Plan of the City of Greenville, Resolution Number 07-35, was adopted May 10, 2007 to minimize the extent to which low and moderate income persons will have to leave their homes as a result of the use of these federal dollars (called “displacement”) will also be available at this time. The anti-displacement plan describes the City of Greenville’s policy regarding displacement and the efforts to minimize displacement.

□ ***Technical Assistance.***

City staff will work with nonprofit organizations representative of low and moderate-income people who are interested in submitting a proposal to obtain funding for Public Service Projects. Public Services may include homeownership counseling, youth development and employment training to low-moderate income persons in targeted areas. Notice of funding availability will be mailed directly to known nonprofits and advertised. All potential applicants for funding are encouraged to contact City staff for technical assistance before completing a proposal. Up to 15% of CDBG Entitlement funds will be made available for projects. The regular funding cycle will begin in September of each year. Advertisement of funding availability will begin the process. The Affordable Housing Loan Committee will review and make recommendations on nonprofit proposals to City Council during the regularly scheduled March meeting.

□ ***Availability of a Proposed Annual Action Plan.***

The City of Greenville will notify the public that a Proposed Annual Action Plan is available so that persons in the affected areas, and others, will have a reasonable opportunity to examine it and to submit comments.

Copies of the Proposed Annual Action Plan will be made available to the public for free and without delay. So that low and moderate income people can determine the degree that they might be affected, the Proposed Annual Action Plan will be complete, containing: all HUD-required sections, the HUD-required Priorities Table, and a written description of all proposed uses of CDBG and HOME. At a minimum, this description shall include the type of activity, its location, and the amount of federal money to be allocated to it.

□ ***Public Hearing and Further Action.***

A public hearing about the Proposed Annual Action Plan will be conducted. In preparing a Final Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony

at the public hearing or submitted in writing during the review and comment period. The Final Annual Action Plan will have a section that presents all comments, plus explanations why any comments were not accepted.

C. THE “FINAL” ANNUAL ACTION PLAN and/or CONSOLIDATED PLAN.

Copies of the Final Annual Action Plan and a summary will be made available to the public for free and within two days of a request. In addition, copies will be available at the locations specified above in the section, “Public Access to Information”.

D. “AMENDMENTS” TO THE ANNUAL ACTION PLAN and/or CONSOLIDATED PLAN.

The Final Annual Action Plan will be amended anytime there is a change in one of the Priorities presented on the HUD-required Priority Table, a change in the use of money to an activity not mentioned in the Final Annual Action Plan; a change in the purpose, location, scope, or beneficiaries of an activity (described more fully later). The public will be notified whenever there is a substantial amendment. Substantial Amendments will require a Public Hearing prior to the approval of such amendments. Minor amendments will be approved by City Council; however no public hearing will be necessary.

□ **“Substantial” Amendments.**

The following will be considered “substantial” amendments:

1. A change in the use of CDBG money greater than 20% from one activity to another.
2. A change in the use of HOME money greater than 20% from one activity to another.
3. The elimination of an activity originally described in the Annual Action Plan.
4. The addition of an activity not originally described in the Annual Action Plan.
5. A change in the purpose of an activity, such as a change in the type of activity or its ultimate objective; for example, a change in a construction project from housing to commercial.
6. A meaningful change in the location of an activity.
7. A change in the scope of an activity, such that there is greater than a 20% increase or decrease in the amount of money allocated to the activity.

□ **Public Notice and Public Hearing for Substantial Amendments.**

There must be reasonable notice of a proposed Substantial Amendment so that residents will have an opportunity to review it and comment on it. Notice will be made according to the procedures described earlier in this Citizen Participation

Plan, with the addition of the following procedures specifically for Substantial Amendments:

1. A detailed written description of the proposed Substantial Amendment will be made available to the public.
2. There will be a public hearing regarding the proposed Substantial Amendment conducted by the Mayor and City Council. This public hearing will not take place until the public has had adequate time to review the proposed Substantial Amendment.
3. In preparing a Final Substantial Amendment, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The Final Substantial Amendment will have a section that presents all comments, plus explanations why any comments were not accepted.

E. THE ANNUAL PERFORMANCE REPORT:

Every year, the City of Greenville must send to HUD an Annual Performance Report within 90 days of the close of the program year. In general the Annual Performance Report must describe how funds were actually used and the extent to which these funds were used for activities that benefited low and moderate-income people.

□ *Public Notice for Annual Performance Report.*

There must be reasonable notice that an Annual Performance Report is available so that residents will have an opportunity to review and comment. Notice will be made according to the procedures described earlier in this Citizen Participation Plan, with the addition of the following procedures specifically for Annual Performance Reports:

1. There will be 30 days advance notice of the availability of an Annual Performance Report before the report is submitted to HUD.
2. A complete copy of the Annual Performance Report will be made available to the public.
3. In preparing an Annual Performance Report for submission to HUD, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony or submitted in writing. The Annual Performance Report sent to HUD will have a section that presents all comments, and explanations why any comments were not accepted.

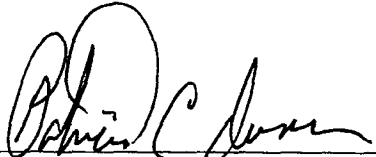
COMPLAINT PROCEDURES:

Written complaints from the public will receive a meaningful, written reply within 15 working days.

CHANGING THE CITIZEN PARTICIPATION PLAN:

This Citizen Participation Plan can be changed only after the public has been notified and only after the public has had a reasonable chance to review and comment on proposed substantial changes.

Adopted this 8th day of May 2008.



Patricia C. Dunn, Mayor

Attest:



Wanda Elks, City Clerk

RESOLUTION NO. 07- 35

**A RESOLUTION OF THE CITY OF GREENVILLE ADOPTING A
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN,
AS REQUIRED UNDER SECTION 104 (d) OF THE HOUSING AND COMMUNITY
DEVELOPMENT ACT OF 1974 AS AMENDED**

WHEREAS, Section 104 (d) of the Housing and Community Development Act of 1974 (ACT), as amended, and implementing regulations require that each applicant for Community Development Block Grant (CDBG) funds must adopt, make public and certify that it is following a residential anti-displacement and relocation assistance plan; and

WHEREAS, the City of Greenville receives funding from the U. S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Greenville, do hereby adopt the residential anti-displacement and relocation assistance plan as described below.

**RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION
ASSISTANCE PLAN**

In accordance with this statute, the City of Greenville will replace all occupied and vacant occupiable liveable low/moderate-income dwelling units demolished or converted to a use other than low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606 (b) (1).

All replacement housing will be provided within 3 years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City of Greenville will make public and submit to the U. S. Department of Housing and Urban Development, the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of replacement dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units;

6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2 bedroom unit with two 1 bedroom units), or any proposed replacement of efficiency or single room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs priorities identified in the City of Greenville's approved Consolidated Plan (CP).

The City of Greenville will provide relocation assistance, as described in the ACT and implementing regulations, to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities. Consistent with the goals and objectives of activities assisted under the Act, the City of Greenville adopts the following policies to minimize displacement of persons from their homes:

A. NONDISCRIMINATION STATEMENT

There will be no discrimination based on race, age, sex, national origin, religion, and ethnic background in the provision of information, counseling, referrals, or other relocation services to persons displaced by CDBG activities. The practices and methods of the administration of this Residential Anti-displacement and Relocation Assistance Plan will not result in the displacement of persons because of their race, color, religion, sex, age, handicap, or national origin.

All information and counseling to tenants will include:

- Opportunities to select a replacement dwelling from a full range of neighborhoods within the total housing market.
 - Individual rights under the Federal Fair Housing laws.
 - How to search for suitable replacement housing.
1. Coordinate code enforcement with rehabilitation and housing assistance programs.
 2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undo financial burden on established homeowners and tenants.
 3. Establish counseling to provide homeowners and tenants with information on assistance available to help them remain in their neighborhoods in the face of revitalization pressures.

B. DISPLACED PERSONS

Any person that is moved from real property or moves his or her personal property from real property permanently as a direct result of one or more of the following activities:

1. Acquisition of or written notice of intent to acquire, or initiation of negotiations to acquire, such real property, in whole or in part, for a project.
2. Rehabilitation or demolition of such real property for a project.
3. Rehabilitation, demolition, or acquisition, (or written notice of intent) of all or part of other real property on which the person conducts a business or farm operation, for a project.

C. PERSONS NOT ELIGIBLE FOR ASSISTANCE

A person is not eligible for relocation assistance under the provisions of the URA if any of the following occurs:

- The person was evicted for serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violations of applicable Federal, State or local law, or other good cause. However, if the person was evicted only to avoid the application of URA, then that person is considered displaced and is eligible for assistance.
- The person has no legal right to occupy the property under State or local law.
- The Municipality determines that the person occupied the property to obtain relocation assistance and the HUD field office concurs in that determination.
- The person is a tenant-occupant that moved into the property after a certain date, specified in the applicable program regulation, and before leasing and occupying the property, the City of Greenville or its subgrantee provided the tenant-occupant written notice of the application for assistance, the project's impact on the person, and the fact that he or she would not qualify as a "displaced person" because of the project.
- The person is a tenant-occupant of a substandard dwelling that is acquired or a tenant-occupant of a dwelling unit to which emergency repairs are undertaken and the HUD Field Office concurs that:
 - Such repairs or acquisition will benefit the tenant;
 - Bringing the unit up to a safe, decent, and sanitary condition is not feasible;
 - The tenant's new rent and average estimated monthly utility costs will not exceed the greater of: the old rent/utility cost or 30 percent of gross household income; or
 - The project will not impose any unreasonable change in the character or use of the property.
- The person is an owner-occupant of the property who moves because of an arm's length acquisition.
- The City of Greenville or subgrantee notifies the person that they will not displace him or her for the project.
- The person returns the right of use and occupancy of the real property for life following the acquisition.
- The City of Greenville determines that the person is not displaced as a direct result of the acquisition, rehabilitation, or demolition for the project and the HUD Field Office concurs in the determination.

MINIMIZING DISPLACEMENT

As a general philosophy, the City of Greenville will take reasonable steps to minimize displacement occurring as a result of its CDBG and HOME activities. This means that Community Development Division will:

1. Consider if displacement will occur as a part of funding decisions and project feasibility determinations.

2. Assure, whenever possible that occupants of buildings to be rehabilitated are offered an opportunity to return.
3. Plan substantial rehabilitation in "stages" to minimize displacement.
4. Meet all HUD notification requirements so that affected persons do not move because they have not been properly informed about project plans and their rights.

ANTI-DISPLACEMENT POLICY

The City of Greenville policy is to minimize to the greatest extent feasible, the displacement, whether permanently or temporarily, of persons (families, individuals, businesses, nonprofit organizations, or farms) from projects funded with CDBG or HOME involving single or multifamily rehabilitation, acquisition, commercial rehabilitation, demolition, economic development, or capital improvement activities.

Projects that the City of Greenville deems beneficial by that may cause displacement may be recommended and approved for funding only if the City or its subgrantee demonstrates that such displacement is necessary and vital to the project and that they take efforts to reduce the number of persons displaced. Further, they must clearly demonstrate that the goals and anticipated accomplishments of a project outweigh the adverse effects of displacement imposed on persons who must relocate.

DISPLACEMENT ASSISTANCE

Consistent with the goals and objectives of the CDBG and HOME programs, the City will take all reasonable steps necessary to minimize displacement even temporarily of very low-income persons by persons from a higher income group. If the City displaces a low or moderate-income household, that household becomes eligible for certain relocation payments. The assistance applies to those persons residing in the residence at the time the project is approved. Each residential person who earns less than 80 percent of the area median income and who is required to move permanently as a result of a project under CDBG or HOME program shall be entitled to assistance based on the following procedures:

1. Notices and Other Advisory Services

All occupants are entitled to timely notice explaining whether or not they will be displaced. Occupants to be displaced must be informed of their eligibility for relocation assistance and the nature of the assistance. Those occupants not to be displaced must be informed of the terms and conditions under which they may occupy the property upon completion of the project. A displaced person must be advised of his or her rights under the Fair Housing Act (42 U.S.C. 3601-19). Each notice shall be personally served or sent by certified or registered first-class mail, return receipt request, date of delivery and documented in the agency files.

2. Moving Expenses

A displacee may choose to receive payment for moving and related expenses by reimbursement of Actual Moving and Related Expenses, or Receipt of a Fixed Payment based upon the current Uniform Relocation Act (URA) schedule.

3. Replacement Housing Assistance

A displaced tenant or owner occupant for 90 days that rents a replacement dwelling is entitled to a payment not to exceed \$5,250.00. This payment may be for a period of 42 months and is offered in order to reduce the monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling.

4. Section 8 Assistance

Where possible, eligible persons will be offered Section 8 Housing Certificate of Family Participation or Voucher. The Certificate or Voucher will reduce the monthly costs (rent and utilities) to 30 percent of income. The definition of a suitable replacement dwelling shall be:

- a. Decent, safe, and sanitary.
- b. Available at a monthly housing cost (rent and utilities) that does not exceed 30 percent of the gross income of all members of the individual's household who are 18 years of age or older.
- c. Located in an area that is not subject to unreasonable adverse environmental conditions, is not generally less desirable than the location of the displaced person's dwelling with respect to public utilities, and commercial and public facilities, and is reasonably accessible to the person's place of employment (or to sources of employment if the person is unemployed but seeking work).

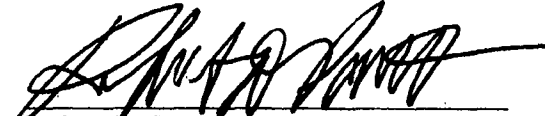
F. **RESIDENTIAL PERSONS TEMPORARILY DISPLACED**

Each residential person who earns less than 80 percent of the median income and who is required to move temporarily as a direct result of a project assisted under a CDBG or HOME Program shall be entitled to assistance in accordance with the following policies:

1. **Timely Information.** The person shall be personally contacted or sent certified or registered first-class mail, return receipt requested, notice of temporary displacement. The notice shall fully explain the reason for the temporary displacement and indicate the person's eligibility for relocation assistance.
2. **Advisory Services.** The individual shall be provided appropriate advisory services to minimize hardships in adjusting to the relocation.
3. **Replacement Housing Assistance.** No displacee earning less than 80 percent of median income shall be required to move temporarily unless given a reasonable choice of opportunities to lease and move to a suitable replacement dwelling.
4. **Temporary Relocation Housing.** The displacee shall be reimbursed for any increase in rent and utility costs in the temporary unit (The utility cost increase may be estimated) incurred in connection with the move.
The housing offered for the temporary period shall be decent, safe, and sanitary. These funds will be paid by the investor-owner. CDBG or HOME funds can be used for this purpose.
5. **Moving expenses.** The displacee must be reimbursed by the investor-owner for all reasonable out-of-pocket expenses. CDBG or HOME funds can be used for this purpose.

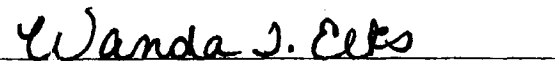
NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Greenville, North Carolina hereby adopts the Residential Anti-displacement and Relocation Assistance Plan for the City of Greenville dated May 10, 2007.

Adopted this 10th day of May, 2007.



Robert D. Parrott, Mayor

ATTN: ST:



Wanda Elks, City Clerk

CERTIFICATION

I, Wanda T. Elks, City Clerk of the City of Greenville, North Carolina do hereby certify that the attached Resolution No. 07-35 has been unanimously adopted by the Greenville City Council in a regular meeting held on May 10, 2007 for a Residential Anti-displacement and Relocation Assistance Plan to be effective May 10, 2007. The copy attached is true and accurate as adopted.

This the 10th day of May 2007.

Wanda T. Elks
Wanda T. Elks, City Clerk

RESOLUTION NO. 08-20
A RESOLUTION ENDORSING THE SUBMISSION OF THE 2008-2013 CONSOLIDATED PLAN
FOR THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City of Greenville recognizes the benefits of the Community Development Block Grant and HOME Investment Partnership Programs in providing local governments with the resources to develop viable communications by funding activities that principally benefit low and moderate income persons; and

WHEREAS, the City of Greenville recognizes the need to assist low income and special populations of the City with Community Development Block Grant and HOME Investment Partnership funds; and

WHEREAS, the Congress and nation acknowledge the critical value of the Community Development Block Grant and HOME Investment Partnership Programs and the significant projects that rely upon its funding;

NOW THEREFORE BE IT RESOLVED that the 2008-2013 Community Development Block Grant and HOME Investment Partnership Programs of the City of Greenville and Pitt County area be established by:

1. Authorizing the Mayor to execute approval documents required for the submission of the Consolidated Plan for the 2008-2013 fiscal years following the close of the public hearing.
2. Authorizing the City Manager to enter into contracts with Community Housing Development Organizations approved for the 15% CHDO set-aside.
3. Authorizing the City Manager to enter into contracts with Pitt County Consortia members approved for 2008-2009 HOME funds activities.
4. Authorizing the City Manager or his designee to carry out 2008-2009 activities approved in the Annual Action Plan.
5. Authorizing the Director of Community Development or his designee to implement such policies and procedures required by the programs, as attached to the Annual Plan.

Resolved this the 8th day of May, 2008.


Patricia C. Dunn, Mayor

ATTEST:


Wanda T. Elks, City Clerk

PUBLISHER'S AFFIDAVIT

NORTH CAROLINA
PITT COUNTY:

Carol Rouse

affirms that she is

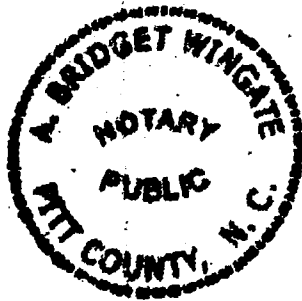
ACCOUNT EXECUTIVE of The Daily Reflector, a newspaper published daily at Greenville, Pitt County, North Carolina, and that the advertisement, a true copy of which is hereto attached, entitled

The Greenville City Page

was published in said The Daily Reflector on the following dates:

February 18, 2008

and that the said newspaper in which such notice, paper, document or legal advertisement was published, was, at the time of each and every publication, a newspaper meeting all of the requirements and qualifications of Chapter 1, Section 597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Chapter 1, Section 597 of the General Statutes of North Carolina.



Carol Rouse

Attirmed and subscribed before me this 17th day

of March, 20 08

A. Bridget Wingate
(Notary Public)

My commission expires 01/12/12

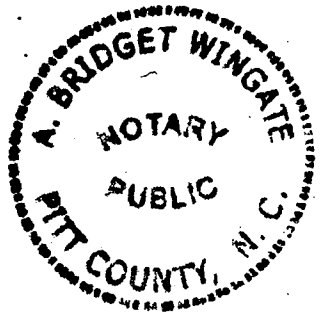
PUBLISHER'S AFFIDAVIT

NORTH CAROLINA
PITT COUNTY:

Candice Kause affirms that she is
ACCOUNT EXECUTIVE of The Daily Reflector, a newspaper
published daily at Greenville, Pitt County, North Carolina, and that the
advertisement, a true copy of which is hereto attached, entitled
NOTICE OF Public Meetings

was published in said The Daily Reflector on the following dates:
MARCH 10, 2008

and that the said newspaper in which such notice, paper, document or
legal advertisement was published, was, at the time of each and every
publication, a newspaper meeting all of the requirements and
qualifications of Chapter 1, Section 597 of the General Statutes of North
Carolina and was a qualified newspaper within the meaning of Chapter
1, Section 597 of the General Statutes of North Carolina.



Candice Kause

Affirmed and subscribed before me this 10th day

of March, 2008

A. Bridget Wingate
(Notary Public)

My commission expires _____

PUBLISHER'S AFFIDAVIT

NORTH CAROLINA
PITT COUNTY:

Beth Williams affirms that she is
Display Advertising Director of The Daily Reflector, a newspaper
published daily at Greenville, Pitt County, North Carolina, and that the
advertisement, a true copy of which is hereto attached, entitled
The Greenville City Page

was published in said The Daily Reflector on the following dates:

April 14, 2008

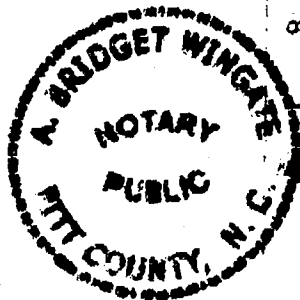
and that the said newspaper in which such notice, paper, document or
legal advertisement was published, was, at the time of each and every
publication, a newspaper meeting all of the requirements and
qualifications of Chapter 1, Section 597 of the General Statutes of North
Carolina and was a qualified newspaper within the meaning of Chapter
1, Section 597 of the General Statutes of North Carolina.

Bridget Wingate
Affirmed and subscribed before me this 15th day

of May 20 08

Bridget Wingate
(Notary Public)

commission expires 09/12/12





THE GREENVILLE CITY PAGE

WEEK OF APRIL 28, 2008 - MAY 4, 2008

The City of Greenville is dedicated to providing all citizens with quality services in an

Board and Commission Meetings

Housing Authority will meet on Monday, April 28, at 5:30 PM at the Central Housing Authority Office, 1103 Broad Street.

Youth Council will meet on Monday, April 28, at 6:30 PM in the Third Floor Conference Room of City Hall, 200 West Fifth Street.

Environmental Advisory Commission will meet on Thursday, May 1, at 5:30 PM in the Third Floor Conference Room of City Hall, 200 West Fifth Street.

Notice of Public Hearing

Notice is hereby given that the City Council of the City of Greenville will hold the final public hearing on the 8th day of May, 2008 at 7:00 P.M. in the Council Chambers of City Hall, 200 West Fifth Street, Greenville, North Carolina in order to adopt the Fiscal Year 2008 - 2011 Consolidated Plan. This is a comprehensive plan of Housing and Community Development activities, which is a requirement for consideration of Community Development Block Grant (CDBG) and HOME Investment Partnership funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is comprised of a Five-Year Strategic Plan and a One-Year Action Plan. The proposed activities and allocated resources in the One-Year Action Plan for Fiscal Year 2008-2009 are as follows:

2008-2009 CDBG Proposed Budget	
Administration	\$150,000.00
Housing Rehabilitation	\$300,000.00
Clearance/Demolition	\$77,533.00
Acquisition	\$125,000.00
Public Service	\$115,000.00
Public Facilities Improvement	\$30,000.00
	<u>\$797,533.00</u>

2008-2009 HOME Proposed Budget	
Administration	\$63,000.00
CHDC	\$130,000.00
Pitt County Consortium members	\$297,000.00
Housing Rehabilitation	\$100,000.00
Acquisition	\$50,000.00
Downpayment Assistance	\$80,000.00
New Construction	\$110,172.00
	<u>\$830,172.00</u>

A copy of the plan is available for review in the Community Development Department, Housing Division located at 201 West Fifth Street, third floor, Greenville, North Carolina, during the hours of 8:00 AM to 5:00 PM, Monday through Friday.

Persons having interest in these matters and desiring to speak either for or against the proposed Consolidated Plan are invited to be present.

BLUE RIBBON TASK FORCE TO END CHRONIC HOMELESSNESS

Public Forum on Education, Training, & Employment

**Tuesday, April 29th
6:30 - 8:30 PM**

**Boys & Girls Club (north campus)
475 Belvoir Highway**

Notice of Public Hearings

Public notice is hereby given that the City Council of the City of Greenville will conduct a public hearing on Thursday, May 8, 2008, at 7:00 p.m. in the City Council Chambers of City Hall, 200 West Fifth Street, for the purpose of considering a request by Michael Anthony Ward d/b/a Dejewski's Limousine Service for a certificate of convenience and necessity to operate a limousine service. All interested citizens are encouraged to be present at the public hearing at which time they will be afforded an opportunity to be heard.

Notice of Special Event

Intermodal (Bus) Transfer Facility Public Information Meeting will be held on Tuesday, April 29 at 6:00 PM in the Third Floor Gallery of City Hall, 200 West Fifth Street.

Notice of Public Hearings

Notice is hereby given that the City Council of the City Council Chambers of City Hall, 200 West Fifth Street, in or

ORDINANCE TO REZONE PROPERTY:

1. Rezoning ordinance requested by Maxine A. Speigl and 560+- feet south of Alexander Circle from RBS (Resid
2. Rezoning requested by Alva W. Worthington for 57-

to The Bellamy Apartments and Kittrell Farms Subdivision f R6A (Residential [Medium Density Multi-Family]), R6S (Re

ORDINANCE TO AMEND THE LAND USE PLAN MA

1. Land Use Plan Map amendment requested by War

the intersection of Greenville Boulevard and 14th Street, 32 1.5 acres, from an "Office/Institutional/Multi-family" category

On the basis of objections, debate and discussion at t Persons having interest in these matters and desiring t

will be given an opportunity to be heard.

A copy of the maps, plans, and ordinances are on file i inspection during normal working hours Monday through Fri

Notice is hereby given that the City Council of the City the Council Chambers of City Hall, 200 West Fifth Street, or petition filed pursuant to G. S. 160A-31, as amended:

Contiguous Territory:

1. To Wit: Being all that certain property as shown on t as prepared by Malpass & Associates.

Location: Lying and being situated in Arthur Township, i Cobblestone Drive. This annexation involves 0.0505 acres.

On the basis of objections, debate and discussion at t Persons having interest in this matters and desiring to s

be given an opportunity to be heard.

A copy of the maps, plans, and ordinances are on file a inspection, during normal working hours Monday through Fri

Notice is hereby given that the City Council of the City c in the Council Chambers of City Hall, 200 West Fifth Street, i vacated or closed for a period of at least six months pursuant

remove the dwellings and directing the Code Enforcement Ct demolish and remove the dwellings within ninety (90) days. T of the Code Enforcement Officer to repair, alter and improve i

and (2) the dwellings have been vacated and closed for a pe said dwellings being in the City of Greenville and having the f

1. 809 A and B Vanderbilt Lane
2. 507 A and B Watauga Avenue

On the basis of objections, debate and discussion at the A copy of the Order of the Code Enforcement Officer an

Development Department, Code Enforcement Division, locate Persons having interest in these matters and desiring to

will be given an opportunity to be heard.

Request for Bids

**Requ
Grass Mowing**

The Code Enforcement Division of the Community Deve grass mowing and other nuisance abatement services pursua be picked up during the pre-bid meeting at 10:00 a.m. on Mon Building at 201 West Fifth Street in the Code Enforcement con his/her representative must attend the pre-bid meeting. Bid sp Development Department/Code Enforcement Division, 201 Wt due in the Code Enforcement Office by 5:00 PM on Friday. Ma should be directed to the Code Enforcement Division at the ab waive any informality and award contracts that appear to be in are encouraged to submit bid proposals.

If you have any questions or concerns, please contact: R

Notices to Contractors

The Housing Division of the Community Development Departm family dwelling unit located in Greenville, Pitt County, North Carolin. Instructions and complete specifications for submitting bids will Tuesday, April 29, 2008. All contractors are required to attend the p Bid proposals are due by 5:00 PM EST on Tuesday, May 13, 20 May 14, 2008, at the Municipal Building, 201 West Fifth Street, third or all bids submitted. Minorities and female owned businesses are the Community Development Department of the City of Greenville a

The Housing Division of the Community Development Departm family dwelling unit located in Greenville, Pitt County, North Carolina the funds for this project.

Instructions and complete specifications for submitting bids will Tuesday, April 29, 2008. All contractors are required to attend the p

Bid proposals are due by 5:00 PM EST on Tuesday, May 13, 20 May 14, 2008, at the Municipal Building, 201 West Fifth Street, third or all bids submitted. Minorities and female owned businesses are t of the Community Development Department of the City of Greenville

Notice of Public Hearings

12. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1710 South Pitt Street
13. Activities for the Community Development Consolidated Plan for fiscal years 2008-2013

Notice is hereby given that the City Council of the City of Greenville will hold public hearings on the 21st day of February, 2008, at 7:00 PM, in the Council Chambers of City Hall, 200 West Fifth Street, in order to consider the adoption of the following:

ORDINANCE TO REZONE PROPERTY:

A rezoning request by Mary H. Mann for 63.5095 acres located along the southern right-of-way of East 10th Street and adjacent to Oakhurst Subdivision, Brook Valley Golf Course and Pinewood Memorial Park from RA20 (Residential-Agricultural) to CH (Heavy Commercial) [Tract 1], O (Office) [Tract 2], and R6S (Residential-Single-family [Medium Density]) [Tract 3].

ORDINANCE TO AMEND THE COMPREHENSIVE PLAN:

Request by the Community Development Department for consideration of the Medical District Land Use Plan Update report, and amendment of Horizons: Greenville's Community Plan.

ORDINANCE TO AMEND THE LAND USE PLAN MAP:

A request by Ward Holdings, LLC, to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320 +/- feet along Greenville Boulevard and 200 +/- feet deep, containing approximately 1.5 acres, from an "Official/Institutional/Multi-family" category to a "Commercial" category.

On the basis of objections, debate and discussion at the hearings, changes may be made from what has been proposed. Persons having interest in these matters and desiring to speak either for or against the proposed ordinances are invited to be present and will be given an opportunity to be heard. A copy of the maps, plans and ordinances are on file at the City Clerk's office located at 200 West Fifth Street and are available for public inspection during normal working hours Monday through Friday.

Notice is hereby given that the City Council of the City of Greenville will hold a public hearing on the 21st day of February, 2008 at 7:00 PM, in the Council Chambers of City Hall, 200 West Fifth Street, in order to consider the adoption of an ordinance requiring the owner of a dwelling vacated or closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling and directing the Code Enforcement Coordinator to remove or demolish the dwelling if the owner fails to repair or demolish and remove the dwelling within ninety (90) days. The owners of the hereinafter listed dwellings have failed to (1) comply with Orders of the Code Enforcement Officer to repair, alter and improve or vacate and close or to remove or demolish a deteriorated or dilapidated dwelling and (2) the dwellings have been vacated and closed for a period of at least six months pursuant to an Order of the Code Enforcement Officer, said dwellings being in the City of Greenville and having the following address:

1203 Davenport Street
1012 Fairfax Avenue
205 West Moore Street
1770 South Pitt Street

On the basis of objections, debate and discussion at the hearings, changes may be made from what has been proposed. A copy of the Orders of the Code Enforcement Officer and the proposed ordinances are available for public inspection in the Community Development Department, Code Enforcement Division, located at 201 West Fifth Street, during normal working hours Monday through Friday. Persons having interest in these matters and desiring to speak either for or against the proposed ordinances are invited to be present and will be given an opportunity to be heard.

On February 21, 2008, an Initial Public Hearing will be held to discuss proposed activities for the upcoming 2008-2013 Fiscal Years' City of Greenville Consolidated Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs, as required by the U.S. Department of Housing and Urban Development. The public hearing will be held during the February 21, 2008 City Council meeting at 7:00 PM in the City Council Chambers of City Hall.
Persons with disabilities who need accommodations for the meeting should contact 252-329-4060. Anyone with questions concerning the 2008-2013 Fiscal Years Consolidated Plan should contact Sandra W. Anderson at 252-329-4061 or the Housing Division at 252-329-4481.

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CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

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NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

5/15/08

Signature/Authorized Official

Date

Patricia C. Dunn
Patricia C. Dunn

Name

Mayor

Title

200 West Fifth Street

Address

Greenville, North Carolina

City/State/Zip

252-329-4422

Telephone Number

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| <input type="checkbox"/> This certification does not apply.
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Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2___, 2___, 2___, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

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15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



5/15/08

Signature/Authorized Official

Date

Patricia C. Dunn

Name

Mayor

Title

200 West Fifth Street

Address

Greenville, North Carolina

City/State/Zip

252-329-4422

Telephone Number

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- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

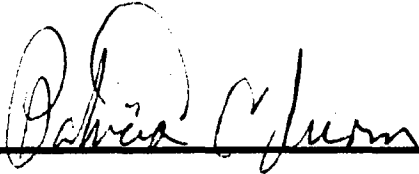
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

5/15/08

Date

Patricia C. Dunn

Name

Mayor

Title

200 West Fifth Street

Address

Greenville, North Carolina 27858

City/State/Zip

252-329-4422

Telephone Number

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APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Greenville		Greenville	Pitt	NC	27858
Pitt County			Pitt	NC	

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

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controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

5/15/08

Date

Patricia C. Dunn

Name

Mayor

Title

200 West Fifth Street

Address

Greenville, North Carolina 27858

City/State/Zip

252-329-4422

Telephone Number

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**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

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Signature/Authorized Official	Date
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Name	
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Title	
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HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

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Name	
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ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review

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responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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