

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

#### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

#### **7. Summary**

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Durham	Community Development Department
HOPWA Administrator	Durham	Community Development Department
HOME Administrator	Durham	Community Development Department
ESG Administrator	Durham	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>

**Table 4 – Citizen Participation Outreach**



## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Durham will be receiving \$1,807,500 in CDBG funds, \$776,323 in HOME funds, \$160,046 in ESG funds, and \$282,206 in HOPWA funds for the FY 2015 program year. The City anticipates that it will receive \$418,878 in CDBG program income (PI) and \$474,054 in HOME program income (PI) for FY 2015. The City’s FY 2015 CDBG program year starts on July 1, 2015 and concludes on June 30, 2016. The City projects that CDBG, HOME, ESG, and HOPWA funding allocations will remain level over the five year period of the Consolidated Plan period.

The accomplishments of these projects/activities will be reported in the FY 2015, FY 2016, FY 2017, FY 2018, and FY 2019 Consolidated Annual Performance and Evaluation Reports (CAPERs).

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,807,500	418,878	0	2,226,378	7,230,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	776,323	474,054	0	1,250,377	3,105,292	The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,046	0	0	160,046	640,184	Grants to support essential services related to emergency shelter and street outreach, emergency shelter operation and renovation, short-term and medium-term rental assistance for individuals and families who are homeless or at risk of homelessness, housing relocation and stabilization services for individuals and families who are homeless or at risk of homelessness, and homeless management information systems (HMIS).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	282,206	0	0	282,206	1,128,824	The Housing Opportunities for Persons With AIDS (HOPWA) Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Durham intends to use leveraged resources through the Request for Proposal (RFP) requirements. In an effort to maximize the effort of federal funds received by the City, all applicants seeking an award of either CDBG, ESG or Dedicated Housing Funds from the City were required to commit leveraged funds to the given project or program as follows:

- Public service activities which address homeless requires \$1 for \$1 match
- ESG requires \$1 for \$1 match

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

### **Discussion**

The City's Community Development Department's program year runs from July 1, 2015 through June 30, 2016. These funds will be used to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Housing Rehabilitation	2015	2019	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$74,000 HOME: \$44,250	Homeowner Housing Rehabilitated: 11 Household Housing Unit
3	HS-3 Housing Construction	2015	2019	Affordable Housing	Citywide	Housing Priority	CDBG: \$705,000 HOME: \$1,129,623	Rental units constructed: 59 Household Housing Unit
5	HS-5 Home Ownership	2015	2019	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$210,911	Direct Financial Assistance to Homebuyers: 5 Households Assisted
8	HO-2 Operation/Support	2015	2019	Homeless	Citywide	Homeless Priority	CDBG: \$138,000	Public service activities other than Low/Moderate Income Housing Benefit: 292 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 11 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	HO-3 Prevention and Housing	2015	2019	Homeless	Citywide	Homeless Priority	ESG: \$160,046	Tenant-based rental assistance / Rapid Rehousing: 23 Households Assisted Homeless Person Overnight Shelter: 120 Persons Assisted
13	SN-2 Social Services	2015	2019	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	HOPWA: \$282,206	HIV/AIDS Housing Operations: 25 Household Housing Unit
16	CD-2 Infrastructure	2015	2019	Non-Housing Community Development	SOUTHSIDE	Community Development Priority	CDBG: \$513,191	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 11 Households Assisted Other: 1 Other
20	CD-6 Code Enforcement	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$140,000	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
28	AM-1 Overall Coordination	2015	2019	Non-Housing Community Development Administration, Planning, and Management	SOUTHSIDE Citywide	Administration, Planning, and Management Priority	CDBG: \$445,276 HOME: \$76,504	Other: 2 Other

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	HS-1 Housing Rehabilitation
	<b>Goal Description</b>	HS-1 Housing Rehabilitation - Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
3	<b>Goal Name</b>	HS-3 Housing Construction
	<b>Goal Description</b>	HS-3 Housing Construction - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in Durham through rehabilitation of existing buildings, and with new construction through technical assistance and financial incentives.
5	<b>Goal Name</b>	HS-5 Home Ownership
	<b>Goal Description</b>	HS-5 Home Ownership - Assist low- and moderate-income households in becoming homeowners by providing down payment and closing cost assistance, and with subsidiary mortgage financing, both requiring housing counseling training.
8	<b>Goal Name</b>	HO-2 Operation/Support
	<b>Goal Description</b>	HO-2 Operation/Support - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
9	<b>Goal Name</b>	HO-3 Prevention and Housing
	<b>Goal Description</b>	HO-3 Prevention and Housing - Continue to support the prevention of homelessness and programs for rapid rehousing.
13	<b>Goal Name</b>	SN-2 Social Services
	<b>Goal Description</b>	SN-2 Social Services - Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.
16	<b>Goal Name</b>	CD-2 Infrastructure
	<b>Goal Description</b>	CD-2 Infrastructure - Improve public infrastructure in neighborhoods through rehabilitation, reconstruction, and new construction.

<b>20</b>	<b>Goal Name</b>	CD-6 Code Enforcement
	<b>Goal Description</b>	CD-6 Code Enforcement - Enforce local building codes and ordinances to bring buildings into compliance with the standards through targeted code enforcement.
<b>28</b>	<b>Goal Name</b>	AM-1 Overall Coordination
	<b>Goal Description</b>	AM-1 Overall Coordination - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In order to address the identifiable housing and community development needs of the City of Durham, the proposed FY 2015 One-Year Action Plan proposes the following activities:

### Projects

#	Project Name
1	CDBG General Administration
2	Urban Ministries of Durham
3	Durham Interfaith Hospitality Network
4	Genesis Home, Inc.
5	Code Enforcement
6	Site Prep
7	Homebuyer Assistance
8	Urgent Repair
9	Section 108 Loan Payment
10	Durham County Land Trustees
11	Housing Rehabilitation
12	Construction/Permanent Financing
13	Home Administration
14	ESG15 Durham (2015-16)
15	2015 DUKE/DURHAM HOUSING AUTHORITY

**Table 7 - Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations and priorities were established by discussions with City and County decision makers, stakeholder meetings, electronic survey, follow-up surveys from service providers and public meetings. Obstacles to addressing underserved needs would be finding more federal resources to accomplish those activities and having local resources to pair with them to make successful projects.



**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG General Administration
	<b>Target Area</b>	SOUTHSIDE Citywide
	<b>Goals Supported</b>	AM-1 Overall Coordination
	<b>Needs Addressed</b>	Administration, Planning, and Management Priority
	<b>Funding</b>	CDBG: \$445,276
	<b>Description</b>	Partial funding of staff salaries. Up to 20% of CDBG entitlement amount and projected program income may be used for administration.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Citywide 243,625 people
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Matrix Code - 21A General Program Administration
<b>2</b>	<b>Project Name</b>	Urban Ministries of Durham
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HO-2 Operation/Support
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Funding to provide food for community kitchen which serves Durham's homeless, hungry, and needy citizens.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 LMI persons
	<b>Location Description</b>	410 Liberty Street, Durham, NC 27701
<b>Planned Activities</b>	Matrix Code - 05 Other Public Services  National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)	
<b>3</b>	<b>Project Name</b>	Durham Interfaith Hospitality Network

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HO-2 Operation/Support
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	CDBG: \$43,000
	<b>Description</b>	Funding will be used by DIHN to provide case management services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	42 LMI persons
	<b>Location Description</b>	1216 N. Roxboro St., Durham, NC 27701
	<b>Planned Activities</b>	Matrix Code - 05 Other Public Services National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
<b>4</b>	<b>Project Name</b>	Genesis Home, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HO-2 Operation/Support
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funding to support Circles of Support Program which assists households transitioning from homelessness to permanent housing. Funding was decreased from \$15,000 to \$10,000 as a substantial amendment to the FY 2015 AAP.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 LMI households
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Matrix Code - 05 Other Public Services  National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
5	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	SOUTHSIDE Citywide
	<b>Goals Supported</b>	CD-6 Code Enforcement
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	Funding to support code enforcement in low- and moderate-income neighborhoods.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Citywide 243,625 people
	<b>Location Description</b>	Citywide LM CTs and BGs
	<b>Planned Activities</b>	Matrix Code - 15 Code Enforcement  National Objective - LMA Low/mod area benefit: the service area identified for activities is primarily low/mod income. 570.208(a)(1)
6	<b>Project Name</b>	Site Prep
	<b>Target Area</b>	SOUTHSIDE
	<b>Goals Supported</b>	CD-2 Infrastructure
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$513,191
	<b>Description</b>	Site preparation and/or infrastructure improvements to support future housing development.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 LMI households
	<b>Location Description</b>	Southside Redevelopment Area
	<b>Planned Activities</b>	Matrix Code - 03 Other Public Facilities/Improvements National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
7	<b>Project Name</b>	Homebuyer Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-5 Home Ownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$210,911
	<b>Description</b>	Funding for home buyer financial assistance. Funding was increased from \$210,911 to \$270,911 as a substantial amendment to the FY 2015 AAP.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 LMI households
	<b>Location Description</b>	Citywide & Southside
	<b>Planned Activities</b>	Matrix Code - 13 Direct Homeownership Assistance National Objective - LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
8	<b>Project Name</b>	Urgent Repair
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-1 Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	:

	<b>Description</b>	Funding to assist elderly or disabled homeowners with the correction of conditions which pose an imminent threat to health or safety. Activity will not move forward. Funding was reprogrammed to other eligible activities as a substantial amendment to the FY 2015 AAP.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 LMI households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Matrix Code - 14A Rehab: Single-Unit Residential National Objective - LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
9	<b>Project Name</b>	0Section 108 Loan Payment
	<b>Target Area</b>	SOUTHSIDE
	<b>Goals Supported</b>	HS-3 Housing Construction
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$784,000
	<b>Description</b>	Funding for Section 108 loan interest payment and continued infrastructure improvements. Funding was increased from \$573,644 to \$753,309 as a substantial amendment to the FY 2019 AAP. Funding was increased from \$705,000 to \$724,000 as a substantial amendment to the 2015 AAP.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	BG 12.011, BG 12.021, and BG 13.012
	<b>Location Description</b>	Southside Redevelopment Area

	<b>Planned Activities</b>	Matrix Code - 19F Planned Repayments of Section 108 Loans  National Objective - National Objective - Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
<b>10</b>	<b>Project Name</b>	Durham County Land Trustees
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-3 Housing Construction
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$117,000
	<b>Description</b>	Cost write-downs for the construction of one rental unit; CHDO project.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 LMI household
	<b>Location Description</b>	Southwest Central Durham
	<b>Planned Activities</b>	Matrix Code - 13 Direct Homeownership Assistance  National Objective - LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
<b>11</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-1 Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$44,250
	<b>Description</b>	Funding to assist homeowners with the correction of conditions which pose an imminent threat to health or safety.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 LMI household
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Matrix Code: 14A Rehab: Single-Unit Residential National Objective: LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
<b>12</b>	<b>Project Name</b>	Construction/Permanent Financing
	<b>Target Area</b>	SOUTHSIDE
	<b>Goals Supported</b>	HS-3 Housing Construction
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$1,012,623
	<b>Description</b>	Partial funding of construction/permanent loan for the second phase of mixed-income rental development in Southside.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	58 LMI households
	<b>Location Description</b>	Southside Redevelopment Area
	<b>Planned Activities</b>	Matrix Code - 12 Construction of Housing National Objective - LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
<b>13</b>	<b>Project Name</b>	Home Administration
	<b>Target Area</b>	SOUTHSIDE Citywide
	<b>Goals Supported</b>	AM-1 Overall Coordination



	<b>Needs Addressed</b>	Administration, Planning, and Management Priority
	<b>Funding</b>	HOME: \$76,504
	<b>Description</b>	Partial funding of staff salaries. Up to 10% of HOME entitlement amount and projected program income may be used for administration.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Citywide 243,625 persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Matrix Code: 21A General Program Administration
14	<b>Project Name</b>	ESG15 Durham (2015-16)
	<b>Target Area</b>	SOUTHSIDE Citywide
	<b>Goals Supported</b>	HO-3 Prevention and Housing
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	ESG: \$160,046
	<b>Description</b>	Housing for New Hope Rapid Re-Housing, \$109,554. Genesis Home, Inc. Shelter (operations), \$17,000. Durham Interfaith Hospitality Network Shelter (Operations), \$21,488. ESG Administration, \$12,004.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	143 homeless households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
15	<b>Project Name</b>	2015 DUKE/DURHAM HOUSING AUTHORITY
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SN-2 Social Services
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	HOPWA: \$282,206

<b>Description</b>	Providing housing assistance dedicated to the housing needs of people living with HIV/AIDS.
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 special needs people
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The majority of neighborhood revitalization activities will be focused in the Southside neighborhood; other housing and community development activities will take place in Southwest Central Durham and Citywide based on activities benefitting LMI qualifying beneficiaries or CTs BGs.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
SOUTHSIDE	31
Citywide	69

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City of Durham allocates its CDBG, HOME, ESG, and HOPWA funds based on which activities will principally benefit low and moderate income persons.

The Public Facilities Improvements activities are either located in a low and moderate income census area or have a low and moderate income service area benefit or clientele.

The Housing Rehabilitation Improvements activities have an income eligibility criterion; therefore the income requirement restricts funds only to low and moderate income households throughout the City.

The Public Services activities are for social service organizations with low income clients.

Southside was identified as a priority area for neighborhood revitalization efforts. The shared vision of the City and its partners was to create a central city housing market to attract residents of all income levels. A mixed-use, mixed-income community was envisioned that would incorporate a variety of housing types with price points that are appropriate for workforce and market rate housing for rental and homeownership. The area was in a serious state of decline and disinvestment. A Neighborhood Revitalization Strategy Area (NRSA) Plan was created for the Southside Neighborhood during the PY 14-15 Plan Year. Revitalization efforts in the Southside will continue into the program years 2015-2019 Consolidated Plan.

### **Discussion**

Under the FY 2015 Community Development Program, the City of Durham will be receiving \$1,807,500 in CDBG funds and will receive \$418,878 in program income. The City will budget \$445,276 for CDBG general administration. The balance of CDBG funds (\$1,781,102) will be allocated to activities which principally benefit low and moderate income persons (80%). There will not be any FY 2015 CDBG funds allocated for the removal of slums and blight.



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Eliminating many of the physical signs of poverty is a key element in improving the quality of life for Durham residents along with improving the quality and availability of affordable housing. The City’s affordable housing, public housing, and community revitalization initiatives work toward reducing the signs of poverty in many neighborhoods. Significant resources are focused on the creation of affordable housing utilizing the federal CDBG and HOME programs, working with the community, enlisting the support of partners, and coordinating the efforts of local nonprofit and for-profit providers. Efforts will focus on increasing housing choice and options, insuring that fair housing remain a primary focus, eliminating overcrowding, increasing homeownership, decreasing sub-standard and inadequate housing, as well as increasing the opportunities for investment of additional public and private resources in the community. Improved quality and availability of affordable housing is the foundation for achieving self-sufficiency and increasing homeownership opportunities.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The City will use a number of funding sources to support housing and neighborhood revitalization activities in the Southside project area and the preservation or creation of affordable housing throughout the City. The following programs will be utilized:

- Home Investment Partnership Act Program
- Community Development Block Grant

Emergency Solutions Grant  
Section 108 Loan  
Community Development Program Income  
HOME Program Income  
Housing Bond Program Income  
Neighborhood Stabilization Program  
Low Income Housing Tax Credits (LIHTC)  
North Carolina Housing Finance Agency (NCHFA)  
City of Durham Dedicated Housing Funds  
Neighborhood Revitalization Strategy Area (NRSA)

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Durham Housing Authority (DHA) continues to be a leader in affordable housing in Durham County by: serving as a housing safety net, promoting individual self-sufficiency, leveraging core housing competency to support DHA's mission, managing real estate, and facilitating and participating in mixed income housing development.

The DHA is an active partner in the City in the redevelopment of Northeast Central Durham and other neighborhoods. DHA works in conjunction with the City's Consolidated Plan and Comprehensive plan to address the City's affordable housing needs.

### **Actions planned during the next year to address the needs to public housing**

The Durham Housing Authority plans to allocate the following FY 2015 funds (Total \$2,160,303) for its public housing units:

Operations \$432,060  
Management Improvements \$237,000  
Administration \$216,030  
Fees and Costs \$271,085  
Site Improvement \$111,800  
Dwelling Structures \$174,734  
Dwelling Equipment \$131,266  
Relocation Costs \$368,200  
Development Activities \$218,128

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

The DHA has developed a plan of action and has secured grants and partnerships to accomplish self-sufficiency goals, as follows:

Through the Family and Academic Mentoring Empowerment (FAME) grant, administered by the NC Department of Public Safety Division of Juvenile Justice, DHA has developed partnerships, programs and courses for adults and youth in the areas of database management, GED classes, and job readiness and placement services. These partnerships, programs, and services include: Durham Technical Community College (Computer and continuing educations classes); NC Elite Career Service Center (Job training courses); and JobLink Career Center – Oxford Manor Satellite Site (Job readiness and placement services).

The Resident Opportunities for Self-Sufficiency (ROSS) Service Coordinator and Family Self-Sufficiency grants coordinate and enhance services, and develop new programs to assist residents in making the transition from welfare to work. The programs provide coordination of services, recruitment and case management assistance needed by public housing residents in finding and maintaining employment to achieve self-sufficiency.

DHA partners with job training agencies, institutions of higher learning, financial management and employers that provide resident opportunities for self-sufficiency include: Staffmark, II IC. (Job placement); North Carolina Cooperative Extension Service (Financial education classes); Branch Banking and Trust Company (BB&T) (Homeownership preparation services); Dress for Success, Inc. (Job readiness and retention services); Durham County Health Department (Health and medical services); Durham Alliance for Childcare (Childcare resources); Shaw University Center for Alternative Programs of Education (Post education and job training services); Durham Job Link Career Center (Job readiness and placement services); Meals on Wheels (Nutrition); Durham Literacy Center (GED and Literacy); and Alcohol Drug Council of North Carolina (Substance Abuse Treatment).

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

**Discussion**

The City of Durham has identified that there is a need for decent, safe, and sanitary housing to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest income group affected by housing problems is the extremely low-income household group. The Durham Housing Authority is an important part of the City of Durham's housing strategy. DHA is the primary assisted housing provider of housing for extremely low-income, very low-income, and low-income residents of Durham.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Durham’s Community Development Department continues as the Lead Agency for the Continuum of Care (CoC), a responsibility it accepted in 2011. The CoC’s primary decision making group is the Homeless Services Advisory Committee (HSAC). An Interlocal Agreement between the City of Durham and Durham County was signed in 2012 that delineates the responsibilities and decision making authority of the HSAC, the City’s responsibilities as the CoC Lead Agency, and the County’s responsibilities for providing services to homeless people and those with special needs. The CoC completed the HUD-sponsored CoC Check-Up process in 2012; the Action Plan developed through this process outlined strategies needed to align Durham Opening Doors to Prevent and End Homelessness with the Federal Strategic Plan to End and Prevent Homelessness and to implement the HEARTH Act. The CoC continues to prioritize permanent supportive housing for chronically homeless people. Coordinated intake and assessment (CA) processes for homeless families has been incorporated into the crisis intervention services available through the Department of Social Services. CA for single adults is managed through Urban Ministries of Durham, which operates the community’s primary publicly funded emergency shelter for single adults.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The City uses the following process “to consult with homeless or formerly homeless individuals in considering and making policies and decisions, regarding any facilities, services, or other assistance that receive funding under ESG”:

- Consulting with the HSAC, the CoC’s primary decision-making body, which has two formerly homeless individuals as members. The Durham City Council and Durham Board of County Commissioners require that at least two appointees on the HSAC be individuals who are homeless or formerly homeless.
- Requiring that sub-grantees provide for the participation of not less than one homeless or formerly homeless individual on the sub-grantee’s board of directors or, if the agency is unable to meet that requirement, develop and implement a plan to consult with homeless or formerly homeless individuals in making decisions regarding proposals to use ESG funds.

Outreach efforts outside the shelter setting are also a part of the CoC’s work. Local congregations and nonprofits network to identify persons in need or at risk. The United Way 2-1-1 Network promotes housing and support services. The annual Project Homeless Connect event brings together dozens of housing and service providers, as well as attracting homeless persons and those who are at risk of

homelessness. Alliance Behavioral Healthcare markets housing and supportive services resources to its clients, including its comprehensive online 'Network of Care'. Housing for New Hope's Assertive Engagement Team and Open Table Ministry (OTM) conduct special outreach to persons who are unsheltered. OTM serves many unsheltered people in a community where many unsheltered camp. The AET engages unsheltered people throughout the CoC. Both projects are in regular communication with each other and with local law enforcement to ensure unsheltered people receive outreach. The Durham Police Department's Crisis Intervention Team is a key partner. Urban Ministries of Durham provides daily outreach via its soup kitchen and food pantry/clothing closet and began a coordinated assessment for single adults in 2014.

Alliance Behavioral Healthcare provides Crisis Intervention Training to many local police officers, facilitating outreach linkages between homeless service providers and law enforcement. Urban Ministries of Durham has bilingual staff and volunteers to serve persons with limited English proficiency and engages with homeless people and those at risk of homelessness at its soup kitchen and food pantry. Most organizations have bilingual printed resources. Open Table Ministry offers meals to the unsheltered twice a week to provide an opportunity for outreach with them. The local chapter of NAMI distributes mental health literature and resources to service providers. A 'Community Life Court' in the local District Court has begun to work to connect violators of local roadside solicitation ordinances with providers of housing and services in lieu of fines and jail sentences. Lincoln Community Health Center and Duke University Health Systems make referrals to homeless service providers when appropriate housing is difficult to identify.

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

The CoC has two goals related to reducing the number of homeless individuals and families:

1. To reduce the percentage of people who are unsheltered at the annual Point in Time Count to zero percent over the next 10 to 15 years
2. To reduce the total number of homeless people using emergency shelter and transitional housing as reported on the AHAR from 1,655, as reported on the 2011 AHAR, by 5% annually until the number is below 1,000 persons.

The State of North Carolina will continue to fund existing transitional housing programs but will not fund any new transitional housing programs. The State is also encouraging housing providers to create plans to shift away from the transitional housing model. In response, the CoC plans to use 60% of ESG funding for rapid rehousing activities work and the City of Durham has committed \$200,000 annually of local general revenue funds over the next four (4) years for rapid re-housing. Housing for New Hope has been successful in generating private investment for its rapid rehousing work. The CoC is prioritizing chronically homeless people, and especially chronically homeless unsheltered people, for permanent supportive housing openings. The CoC has begun coordinated intake and assessment (CA) for families and expect to have CA for all homeless people by the beginning of 2015. Using HMIS, the CoC expects to

improve tracking of returns to homelessness and the number of exits to permanent housing by the beginning of 2015.

The CoC has shifted significant investments of ESG funding to rapid rehousing activities. The City of Durham has agreed to invest \$200,000 of local government funds in rapid rehousing activities in each of the next four (4) years, starting in 2014. Housing for New Hope has obtained significant private investment in its rapid rehousing program, as well. Urban Ministries of Durham has hired additional staff, a Licensed Clinical Social Worker, and created a program that utilizes services of social work interns to provide case management to people coming through its emergency shelter; including assisting with housing searches. Genesis Home is working to reduce the average length of time families in its transitional housing program. Alliance Behavioral Healthcare has an “Independent Living Initiative” providing short term rent assistance to enrolled mental health clients to prevent and/or end homelessness. Together, these initiatives should reduce the length of time people remain homeless.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The CoC will continue to improve helping homeless persons make the transition to permanent housing and independent living by:

- CoC projects will continue to use ‘ready to rent’ best practices to foster financial literacy.
- CoC projects have strong retention efforts including case mgmt., tenant associations, landlord outreach, budgeting, and tenant education efforts. Tenant associations meet monthly to strengthen relationships and promote housing stability.
- CoC projects will continue to connect consumers to MH and addiction treatment services and ensure appropriate service delivery.
- CoC projects will promote assertive engagement with participants.
- Alliance Behavioral HealthCare and Housing for New Hope will to continue to partner to ensure that crisis intervention services are available at Williams Square and Andover Apartments.
- Housing providers will continue to partner with Habitat for Humanity to promote successful moves from PSH into homeownership. 6 households have moved from PSH into their own homes through this partnership in recent years.

CoC projects will continue to work with consumers to apply for housing through the Durham Housing Authority so households can transition from PSH to other subsidized housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely**

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

Health Care: The Joint Commission on Accreditation of Health Care Organizations (JCAHO) has required hospitals to practice discharge planning since 2003. The CoC works in partnership with the Duke University Health Systems (DUHS) to ensure that persons are not discharged into homelessness. DUHS has not executed a MOA with the CoC. DUHS social workers and discharge planners do work with CoC members to identify appropriate respite and housing for discharged patients. Early in a hospitalization, staff must identify patients who are likely to suffer adverse health consequences upon discharge, if there is not adequate discharge planning. DUHS sometimes provides hotel rooms for patients who would otherwise be discharged into homelessness. Just a Clean House provides some short-term housing to homeless people and those at risk of homelessness being discharged from local health care institutions. Efforts to identify funding for a pilot project to provide respite and sub-acute care in a community setting are underway.

Mental Health: State hospitals have signed agreements that patients will not be discharged to homeless shelters. There is an MOA between the CoC and the State Hospital concerning this plan. Hospital discharge planners, Alliance Behavioral Healthcare's (ABH) Hospital Liaison and the ABH Housing Specialist work with the person being discharged and local resources to identify safe, adequate and permanent housing. The CoC promotes the use of NCHousingSearch.com, an online listing service and a housing search service that makes housing more accessible for persons with disabilities. The State created a TBRA program for persons with serious and persistent mental illness.

Corrections: There is no State mandated policy in place for Corrections. Prisons across NC are not allowed to sign MOAs with local CoCs; instead, all MOAs must be coordinated with the Department of Public Safety itself. Once persons have completed their sentence, the State has no authority over them and cannot follow-up on discharge plans or provide support, including housing support. The CoC has been able to sign an MOA with the Durham County Sheriff's Department regarding the discharge of detainees held at the County Detention Center. Prison staff uses NCHousingSearch.org, a listing/housing search service that makes housing more accessible for persons with criminal histories to plan discharges. Persons exiting prisons are often discharged to halfway houses and recovery programs or may be referred to Targeted Units that provide affordable housing for people with disabilities. Locally, the CoC's public mental health agency, Alliance Behavioral Healthcare, works to improve access to mental health and substance abuse service for people held at the jail. The VA's Justice Outreach Specialist provides outreach to jailed veterans

Youth: The Durham County Department of Social Services (DSS) leads the CoC's efforts to provide a continuum of care to its youth by implementing a variety of programs, case management, and

community partnerships under the NC LINKS initiative. The Division of Social Services is responsible for discharge planning in the foster care system at the state level. The NC Division of Social Services offers NC LINKS. LINKS provides services and resources to foster care youth and youth with a Contractual Agreement for Residential Services (CARS). DSS discusses what living arrangements might be without a CARS and what the back-up plan will be. LINKS networks youth with family, friends, mentors, employers, etc. LINKS' goals are youth shall have adequate economic resources; a safe home; connectedness to others; access to health care; shall attain vocational and educational goals; shall avoid risky behavior; and shall postpone parenthood until prepared. The CoC also has signed the attached MOA with DSS concerning foster care discharges.

## **Discussion**

The following homeless and other special needs projects will be funded during FY 2015:

CD-15-2 Urban Ministries of Durham - Meals for Community Shelter

CD-15-3 Durham Interfaith Hospitality Network - Case Management

CD-15-4 Genesis Home, Inc. - Circles of Support

ES-15-14 ESG Activities

HP-15-15 HOPWA Activities

**AP-70 HOPWA Goals– 91.220 (I)(3)**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The City of Durham completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan. The City is committed to removing or reducing barriers to the development of affordable housing whenever possible. The following goals were identified in the Analysis of Impediments to Fair Housing Choice to reduce the cost of housing to make it affordable:

Impediment #1 Goal: Promote and encourage the development of affordable rental housing units especially for households whose incomes are less than 50% of the median income.

Impediment #2 Goal: Promote and encourage the development of for-sale single family houses for low-income households.

Impediment #3 Goal: Promote the de-concentration of minorities outside the central and eastern sections of the City to reduce minority concentration.

Impediment #4 Goal: Improve the public's knowledge and awareness of the Fair Housing Act, and related laws, regulations, and requirements.

Impediment #5 Goal: Increase the use of the Fair Housing Logo and disclaimer clause on all housing publications available in the City.

Impediment #6 Goal: Increase the number of accessible housing units that are decent, safe, sound, sanitary, and affordable to lower income households throughout the City.

Impediment #7 Goal: Revise the City-County Unified Development Ordinance and "Subsidized Housing Location Policy" to promote the development of various types of affordable housing throughout the City.

Impediment #8 Goal: Approval rates for all originated home mortgage loans should be fair, unbiased, and impartial throughout the City, regardless of race and location.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

From the City's AI specific to public policies, Impediment #7 identified restrictive language in the City-

County Unified Development Ordinance.

**Impediment 7: PUBLIC POLICIES AND REGULATIONS** – The City-County Unified Development Ordinance (UDO) appears to be restrictive in regard to the development of multi-family housing, group living, supportive care housing, and does not contain references to the Federal Fair Housing Act, Section 504, Americans with Disabilities Act, etc. Additionally, the City’s “Subsidized Housing Location Policy” needs to be revised.

Goal: Revise the City-County Unified Development Ordinance and “Subsidized Housing Location Policy” to promote the development of various types of affordable housing throughout the City.

The strategies to meet this goal include:

- 7-A: Review and revise the definition of "Family" in the UDO to permit six (6) or less disabled persons to live together as a single family unit. Consider revising the list of uses permitted by “right” in residential districts by removing “L-Permitted Subject to Limitations” and “M-Special Use Permit Required” for “Single-family detached homes,” “Family Care Homes,” “Group Homes,” and other forms of supportive housing.
- 7-B: Review the City-County Unified Development Ordinance to include a new subsection 1.2.4 “Affirmatively Further Fair Housing.”
- 7-C: Review and revise subsection 6.6 “Affordable Housing Density Bonus” provision to provide a better incentive to developers to construct new affordable housing in the City.
- 7-D: Review and revise the City’s “Subsidized Housing Location Policy” to promote and encourage the development of subsidized affordable housing outside areas with concentrations of subsidized housing and/or poverty.

**Discussion:**

The City of Durham will fund the following affordable housing projects with FY 2015 CDBG funds:

CD-15-5 Code Enforcement

CD-15-6 Site Prep/Infrastructure

CD-15-7 Homebuyer Assistance

CD-15-8 Urgent Repair

CD-15-9 Section 108 Loan Payment/ Infrastructure

HO-15-10 Durham County Land Trustees

HO-15-11 Housing Rehabilitation



HO-15-12 Construction/Permanent Financing

ES-15-14 ESG Activities

HP-15-15 HOPWA Activities

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Durham has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Despite the City's best efforts and efforts of service providers, there continue to be obstacles to meeting the underserved needs in the City of Durham. Some of these needs are addressing the housing shortage caused by continued population growth, a tight rental market and escalating housing costs exceeding household income growth, and the aging in place concerns for the growing elderly population. Under the FY 2015 CDBG Program the City will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds
- Continue to provide financial assistance for housing rehabilitation
- Continue to provide funding for public service activities
- Continue to do provide public facility improvements
- Continue to provide funding for code enforcement activities

### **Actions planned to foster and maintain affordable housing**

The City of Durham will fund the following affordable housing projects with FY 2015 CDBG, HOME, ESG, and HOPWA funds:

- CD-15-4 – Genesis Home, Inc. Circles of Support
- CD-15-5 – Code Enforcement
- CD-15-6 – Site Prep/Infrastructure
- CD-15-7 – Homebuyer Assistance
- CD-15-8 – Urgent Repair
- CD-15-9 – Durham County Land Trustees
- CD-15-10 – Housing Rehabilitation
- CD-15-11 – Construction/Permanent Financing
- CD-15-12 – ESG Activities
- CD-15-13 – HOPWA

The Durham Housing Authority will continue to fund the following activities to foster and maintain affordable housing in the City of Durham:

- Continue to provide Housing Choice Vouchers and public housing units

- Continue to rehabilitate and make improvements to public housing units

### **Actions planned to reduce lead-based paint hazards**

The hazards associated with lead-based paint are a greater concern for low-income families who live in dilapidated housing and who often do not have the financial resources to make their homes lead-safe. To address this concern the City has developed the following strategy for reducing lead-based paint hazards. The objective is to increase the number of homes that are made lead-safe and reduce the number of child lead poisoning cases in the City of Durham through a program that addresses all types of environmental hazards in low income housing. The City will ensure compliance with environmental regulations by conducting the following activities:

- Insuring that the construction staff is knowledgeable about the requirements concerning lead based paint as it pertains to all federal housing programs
- Distributing information on lead-based paint hazards to all households that participate in the City's housing programs
- Conducting lead-based paint inspections and assessments as necessary
- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required in all federally funded projects

The proposed accomplishments include the following: full compliance with all applicable lead-based paint regulations; control or abate, to the extent feasible, all lead-based paint hazards in all housing rehabilitated with federal funds; and reduction in the number of incidences of elevated blood lead levels in children.

### **Actions planned to reduce the number of poverty-level families**

Based on 2007-2011 ACS data, approximately 13.1% of the City of Durham's residents live in poverty, which is greater than the State of North Carolina where 11.8% of residents live in poverty. Female-headed households with children are particularly affected by poverty at 24.3%, and 27.3% of all youth under the age of 18 were living in poverty. The City's goal is to reduce the extent of poverty; during this program year the City will fund:

- CD-15-2 – Urban Ministries of Durham
- CD-15-3 – Durham Interfaith Hospitality Network
- CD-15-4 – Genesis Home, Inc. Circles of Support
- CD-15-6 – Site Prep/Infrastructure
- CD-15-7 – Homebuyer Assistance
- CD-15-8 – Urgent Repair
- CD-15-9 – Durham County Land Trustees
- CD-15-10 – Housing Rehabilitation

- CD-15-12 – ESG Activities
- CD-15-13 – HOPWA

### **Actions planned to develop institutional structure**

The City of Durham has an effective working relationship with many community partners in the implementation of its housing and community development programs. The City's neighborhood revitalization strategies require the leveraging of resources from all areas of the community. This process of community involvement helps to strengthen the existing partnerships with housing, community development, and social service providers. These partnerships are important for several reasons, including the ability to gain new insight into problem solving, to build upon successful efforts and to leverage limited resources. By continuing to strengthen the network of residents, faith-based organizations, service providers, lenders, for-profit and non-profit developers, state and federal agencies the City of Durham will achieve the goals included in the Consolidated Plan.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Durham is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the City of Durham. The City solicits funding requests for CDBG, HOME, and ESG funds annually. The City is a new HOPWA entitlement community starting in FY 2015. The City Community Development Department provides help and technical assistance as needed to assist these public agencies that receive funding.

During this program year, the City funded Project CD-15-1: Program Administration in the amount of \$445,276 to accomplish this.

### **Discussion:**

The accomplishments of these projects/activities will be reported in the FY 2015 Consolidated Annual Performance and Evaluation Report.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City of Durham will receive an annual allocation of CDBG funds in the amount of \$1,807,500, HOME funds in the amount of \$776,323, ESG funds in the amount of \$160,046, and HOPWA funds in the amount of \$282,206 for FY 2015. Since the City receives these entitlement allocations, the questions below have been completed as applicable.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	418,878
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>418,878</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is	
Annual Action Plan	45
2015	

as follows:

The City of Durham does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b). Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See attached, "Recapture Guidelines for Home Ownership."

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See attached, "Recapture Guidelines for Home Ownership."

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Durham does not intend to refinance any existing debt for multifamily housing that will be rehabilitated with HOME funds. Not applicable.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City will follow the HPRP Guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC does not have an established centralized or coordinated assessment system; the development of a coordinated intake and standardized assessment process is currently underway.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The CoC follows the HPRP guidelines.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The CoC Committee membership is composed of two homeless or formerly homeless members (one from the City and one from the County).

5. Describe performance standards for evaluating ESG.

Performance Standards were established by the CoC and are examined each year as part of the CAPER.

Under the FY 2015 Community Development Program, the City of Durham will be receiving \$1,807,500 in CDBG funds and will receive \$418,878 in program income. The City will budget \$445,276 for CDBG general administration. The balance of CDBG funds (\$1,781,102) will be allocated to activities which principally benefit low and moderate income persons (80%). There will not be any FY 2015 CDBG funds allocated for the removal of slums and blight.

