

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER), details the housing and community development activities and accomplishments of the City of Durham for the 2021-2022 fiscal year. The FY 2021-2022 CAPER covers the reporting period from July 1, 2021, through June 30, 2022. It describes how the City used Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Solutions Grant (ESG) funds.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable rental housing and home ownership	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	63	0	0.00%	3	0	0.00%
Affordable rental housing and home ownership	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	66	0	0.00%	18	0	0.00%

Affordable rental housing and home ownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	23	0	0.00%	9	0	0.00%
Affordable rental housing and home ownership	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	32	0	0.00%	22	0	0.00%
Affordable rental housing and home ownership	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	20	0	0.00%			
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Other	Other	25	0	0.00%			
Overall Coordination	Program Administration	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Provide support to people living with HIV/AIDS	Affordable Housing	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	25	0	0.00%	60	0	0.00%
Provide support to people living with HIV/AIDS	Affordable Housing	HOPWA: \$	Homelessness Prevention	Persons Assisted	75	0	0.00%			

Provide support to people living with HIV/AIDS	Affordable Housing	HOPWA: \$	Other	Other	0	0		40	0	0.00%
Reduce homelessness and increase stability	Homeless	CDBG: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	375	0	0.00%	45	0	0.00%
Reduce homelessness and increase stability	Homeless	CDBG: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		200	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the 2021-2022 plan year, CDBG funding was used to support the rehabilitation of affordable housing units, public services emergency shelter services, and payment of principle and interest on the section 108 loan and administration.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,172,238,128	2,119,753
HOME	public - federal	1,299,161	233,575
HOPWA	public - federal	542,712	181,173
ESG	public - federal	174,344	190,772
Other	public - federal	0	0

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	90		
SOUTHSIDE	10		

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG funds were expended citywide for housing rehabilitation and public services. CDBG funds were also expended for the repayment of the Section 108 Loan for the Southside Neighborhood Revitalization Strategy Area.

ESG funds were expended citywide to provide rapid rehousing for homeless individuals and families. HOPWA funds were expected throughout the EMSA to provide tenant-based rental assistance, short-term rent and utility assistance, and supportive services.

HOME funds were used for the rehabilitation of rental housing units serving low-income households.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City is committed to maximizing the impact of federal dollars received by the City. These federal funds are leveraged through the commitment of both local and private funds to support affordable housing, homelessness, and community development activities, including:

- The City of Durham commits over \$6 million per year in City property tax revenue to support affordable housing and homelessness work.
- The City is prioritizing the use of City-owned property for affordable housing development. The City is working with affordable housing developers to construct affordable multifamily rental units on City-owned parcels in downtown Durham, which are expected to be completed as part of the 5-year affordable housing bond plan. To date, 82 units have been completed and an additional 51 units are in development. In addition, the City has donated eight City-owned lots to nonprofit developers for the construction of affordable single-family homes.
- For the construction and preservation of affordable housing, the City provides gap funding through a competitive process. Federal and local funds committed by the City are leveraged by private debt and Low-income Housing Tax Credit equity on these projects.
- The City ensures that all ESG funds and all HOME project funds are matched as required (1:1 for ESG, 25% match for HOME project funds). Local funds typically serve as the match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	18,538,619
2. Match contributed during current Federal fiscal year	342,931
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	18,881,550
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	18,881,550

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
114 LAUREL AVENUE	06/15/2021	19,880	0	0	0	0	0	19,880
116 LAUREL AVENUE	06/05/2021	19,880	0	0	0	0	0	19,880
117 LAUREL AVENUE	01/21/2021	19,880	0	0	0	0	0	19,880
117 LAUREL AVENUE	01/20/2021	19,880	0	0	0	0	0	19,880
118 LAUREL AVENUE	05/07/2021	19,880	0	0	0	0	0	19,880
119 LAUREL AVENUE	06/15/2021	19,880	0	0	0	0	0	19,880
120 LAUREL AVENUE	03/22/2021	19,880	0	0	0	0	0	19,880
123 LAUREL AVENUE	06/14/2021	19,880	0	0	0	0	0	19,880
124 LAUREL AVENUE	03/22/2021	19,880	0	0	0	0	0	19,880
125 LAUREL AVENUE	02/16/2021	19,880	0	0	0	0	0	19,880
126 LAUREL AVENUE	07/20/2021	8,150	0	0	0	0	0	8,150
127 LAUREL AVENUE	06/15/2021	19,880	0	0	0	0	0	19,880

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
130 LAUREL AVENUE	02/16/2021	19,880	0	0	0	0	0	19,880
132 LAUREL AVENUE	12/12/2020	19,880	0	0	0	0	0	19,880
1409 MORNING GLORY	06/15/2021	19,880	0	0	0	0	0	19,880
211 N. PLUM STREET	05/07/2021	19,880	0	0	0	0	0	19,880
215 N. PLUM STREET	05/17/2021	19,880	0	0	0	0	0	19,880

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2,124,540	238,677	0	0	2,363,217

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	245	0
Number of Non-Homeless households to be provided affordable housing units	22	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	267	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	105	0
Number of households supported through The Production of New Units	9	0
Number of households supported through Rehab of Existing Units	20	0
Number of households supported through Acquisition of Existing Units	0	0
Total	134	0

Table 12 – Number of Households Supported

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

Some activities/projects started later than anticipated and others were stalled by the COVID-19 pandemic for the reporting period and therefore impacted the outcomes for goals identified in the FY 2021-2022 Annual Action Plan.

Discuss how these outcomes will impact future annual action plans.

City Staff will continue to monitor outcomes and contracts on a monthly basis to assess toward meeting annual action plan goals.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

The numbers reflected above for CDBG and HOME households served were taken from the Integrated Disbursement and Information System (IDIS) PR-23 (Summary of Accomplishments Report).

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Durham, in collaboration with the Durham Continuum of Care (CoC), has established coordinated entry processes for families and singles covering the entire CoC. Families and single adults experiencing homelessness are assessed by the Coordinated Entry Providers (Durham County Department of Social Services (DSS) and Volunteers of America (VOA)). Because of the pandemic, the most coordinated entry assessments have been taking place over the phone. Coordinated entry counselors are available during business hours, as well as during evening and weekend hours. Individuals can also access coordinated entry assistance in person at a VOA office in downtown Durham.

Coordinated entry for single adults and families currently uses a standardized assessment conducted by the Coordinated Entry service providers. This assessment allows emergency shelter beds and other housing resources to be triaged for those who are most vulnerable. The City and County of Durham have jointly funded Street Outreach (non-HUD funded) project to ensure that unsheltered people are identified, made aware of housing options, and offered shelter/permanent supportive housing/rapid rehousing referrals as needed and requested. The Street Outreach provider is using the Homeless Management Information System (HMIS) to record contacts with people experiencing unsheltered homelessness. The CoC has adopted a common assessment tool for families and single adults and is used by the shelter, street outreach, and medical respite programs. In addition to the standard Coordinated Entry assessment, the CoC utilizes a community-wide By Name List of people currently experiencing homelessness to prioritize chronically homeless households, homeless families, and homeless veterans for housing assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

Durham has a relatively low number of persons who are unsheltered as indicated in the annual homeless point in time count (PIT). In the 2022 PIT, a total of 144 persons, 31% of the total PIT Count of 396 people, were identified as being unsheltered. The Street Outreach provider visits known campsites and investigates reports of other places people may be camping while unsheltered. Some people in these campsites are willing to go to a shelter, others do not want to go to an emergency shelter but would be interested in permanent housing, and some are not ready to move into any housing options. The Durham CoC has identified the need to create more permanent supportive housing in order to better serve chronically homeless persons with significant barriers to maintaining housing. The only transitional housing beds dedicated to homeless people are funded by the U.S. Department of Veterans Affairs' Grant and Per Diem program. Durham's HUD funds are no longer used for Transitional Housing

Programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Durham works closely with the Durham CoC to ensure that discharge policies from public institutions are in place. Discharge plans and policies are in place with the Mental Health System, Local Hospitals, Jails and Prisons, and the Foster Care System.

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 City of Durham works in collaboration with the Durham CoC to evaluate progress toward the goals outlined by the Durham Continuum of Care (CoC). The average length of time that households remain in an emergency shelter or transitional housing is 116 days, according to Durham's 2021 System Performance Measures reported to the U.S. Department of Housing and Urban Development. Durham's current housing market is quickly becoming unaffordable for many people experiencing homelessness and landlords are not always willing to accept subsidies.

The Durham Housing Authority (DHA) has received an allocation of 62 Emergency Housing Vouchers (EHV's) for people experiencing homelessness. The CoC has worked with DHA to jointly administer this new program which was part of a new HUD initiative as part of the pandemic response. DHA has also committed to target 5% of public housing units for homeless households, as well as to set aside affordable in projects being redeveloped through the Rental Assistance Demonstration program.

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

Actions taken to address the needs of public housing

The Durham Housing Authority (DHA) is recognized as a primary partner in addressing the affordable housing needs of Durham. The DHA is effectively the largest landlord provider of affordable housing in the City. The Durham Housing Authority, which owns over 30% of the existing income-restricted affordable, housing in Durham, is in the process of refinancing its portfolio through the federal Rental Assistance Demonstration (RAD) program, opening up opportunities to consider larger-scale, mixed-income redevelopments of housing authority sites.

The City and DHA have implemented a plan of enhanced cooperation and coordination that is deemed essential in maintaining and improving the stock of affordable housing in the City. There has been increased planning and communication with the DHA. Both have agreed to work together in the exploration of City funding and resource options to preserve DHA's public housing stock and protect its residents, including but not limited to bonded indebtedness. In November 2019, voters in Durham overwhelmingly approved the city's \$95 million affordable housing bond, which is being combined with \$59 million in existing City and federal funds to support \$160 million in affordable housing-related investments. The City has committed \$59 million of these funds to support the redevelopment of aging public housing sites and the creation of mixed-income communities as part of an affordable strategy that addresses affordable housing throughout the City.

The City is also providing financial support to DHA with regard to its public housing conversion efforts including support for staffing, relocation, gap financing, and planning. The City and DHA are working as partners, to jointly undertake short and long-term land use and capital planning, monitor program performance and both seek to achieve a better long-term financial condition for DHA.

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

The DHA's Resident Services Department is the coordination center for information on opportunities and services that can help residents overcome obstacles and achieve self-sufficiency goals. The Resident Services Department works to find creative solutions to make assistance available in areas such as education, credit and finances, computers, homeownership, employment opportunities, and job training.

The City is exploring how to use the City's recently launched Down Payment Assistance Program for Low-Income homebuyers to support DHA's existing homeownership efforts. The City is working with DHA's resident services team to engage DHA residents in employment training programs in the construction field, as a way of building on the investment that the City and DHA are making in affordable housing construction.

Actions taken to provide assistance to troubled PHAs

Durham Housing Authority was designated as Troubled in FY2018 (the most recent year of designation) by the US Department of Housing and Urban Development (HUD). The subsequent year DHA was designated as Substandard, a designation that is one step above Troubled. As a result of the Substandard designation, DHA was required to submit a Recovery Plan. DHA and HUD came to an agreement in February of 2022, the Recovery Agreement, in order to correct certain operational deficits in the public housing program. The City has acknowledged this agreement.

DHA has been tasked in these three areas to address troubled status: 1) Increase Occupancy, 2) Improve Physical Conditions, and 3) Reposition Public Housing. While no direct financial assistance has been provided to help the DHA improve its performance in these areas, the City has worked with the DHA to provide CoC tenant referrals to assist with occupancy, and provided cash flow loans to DHA and its subsidiary to improve the physical conditions at McDougald Terrace and Moreene Road, and worked on the planning team in various ways for the repositioning of public housing.

The City is updated regularly by DHA and agrees to assist DHA with the following:

- Increase the number of occupied units/reduce vacancies
- Maintain an updated waiting list
- Turn vacant units around quickly
- Understand and comply with Uniform Physical Condition Standards (UPCS)
- Inspect 100% of units annually using UPCS protocols
- Examine Capital Fund use and prioritization
- Compare maintenance to new development resources and help if maintenance is underfunded.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City has put in place an enhanced affordable housing bonus that allows developers to gain substantial density and additional height in return for providing affordable units as part of the development. The City is also piloting the use of development agreements to support affordable housing. The development agreement is a State-authorized tool that allows local governments to enter into binding commitments with private owners for the development of real property. Under the terms of the first development agreement approved in Durham, the developer has agreed to provide 2 acres of land with infrastructure and entitlements for affordable housing development, in return for a commitment of additional density from the City. Eighty affordable multifamily units are under construction on this site.

The City of Durham is currently developing a new Comprehensive Land Use Plan that will guide significant revisions to the zoning ordinance revision in the near future. Several key policies from the draft plan that will add to the availability of housing include:

- Significantly increase housing opportunities along existing and planned transit lines through "Transit Opportunity Areas"
- Increase the density and housing mix of new greenfield developments with "Mixed Residential" and "Mixed Use" neighborhoods.
- Increase the mix of housing types allowed in "Established Residential" neighborhoods that are predominately developed with single-family units.

These Comprehensive Plan policies will further advance the zoning reforms the City has already enacted through the 2019 Expanding Housing Choice initiative, which included allowing duplexes to be built on all single-family lots citywide, expanding opportunities for accessory dwelling units citywide, and creating options for building smaller homes on small lots.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

- During FY 2021-2022, the City of Durham continued to seek ways to leverage its entitlement funds to better serve extremely low and low-income residents. The City of Durham allocated CDBG funds to support emergency shelters, Dedicated Housing Funds for rapid rehousing, and ESG funds to meet the underserved needs of citizens facing homelessness.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City continues its efforts to raise awareness of Lead-Based Paint (LBP) hazards, particularly for those homeowners who are low-income. LBP brochures in English and Spanish are provided to Minor Repair applicants during the application process. Visual inspections are performed on homes to be repaired. In addition, the City supported the training of 37 individuals as Lead Workers, including 16 Section 3 eligible persons.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Most of the activities carried out with the City's allocation of federal grants have the positive impact of helping to reduce the burden of poverty within the Durham community. Durham's strategy continues to direct resources toward identifying and addressing the housing needs of persons experiencing or at imminent risk of being homeless, and funding affordable housing development.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Throughout FY 2021-2022 City and County government, non-profit homebuilders, private developers, subrecipients, the Durham Housing Authority, and other organizations provided a wide range of services. All the entities work in partnership to meet housing needs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The continued partnership among the City of Durham, the County of Durham, and the Durham Housing Authority allows for the exchange and sharing of information concerning lower wealth residents. These partnerships allow for the coordination of information and the leveraging of financial and intellectual resources. The Community Development Department staff regularly attends meetings with affordable housing providers and service providers.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Durham monitors its subrecipients annually. When the contract is signed, a start-up meeting is held with the sub-recipient to discuss reporting, invoicing, and programmatic outputs. The project manager completes desk monitoring through the review of invoices and backup documentation. The contract is then monitored on-site. The City strives to monitor when either the contract term is 50% complete or when 50% of the expenditures have occurred. The on-site review includes fiscal and policy monitoring as well as programmatic monitoring. A monitoring report is sent to the sub-recipient within 30 days of the exit interview or final correspondence with the sub-recipient regarding the monitoring. If no concerns or findings are noted from the on-site visit, the project manager continues to monitor through invoices and documentation until the project is closed out. If concerns or findings are noted, close-out monitoring is scheduled to ensure that the identified concerns or findings have been addressed. The monitoring frequency or schedule could change if substantial deficiencies are noted by the project manager during invoice reviews.

During FY 2021-2022, the City operated under a Stay-at-Home order due to COVID-19. Due to these extenuating circumstances, rental monitoring took place virtually, through a review of financial information and desk audits. The City reviewed Certificates of Continuing Compliance, rent rolls, Certificates of Insurance, most recent audited financials, and proposed rent increases, if any, for all HOME-assisted units. In addition, the City completed desk audits of eight HOME-assisted properties which represented over 50% of all HOME units in the City's portfolio. The City expects to resume on-site monitoring in FY 2022-2023.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

All current and previous performance reports are posted on the City website. These reports are now organized and made available for reference by citizens and include current and former Consolidated Plans and Annual Action Plans.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no significant changes in program objectives in FY 2021-2022.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City was unable to physically inspect HOME units in FY 2021-2022. Because of the continuing COVID-19 pandemic, the City continued to operate in a remote manner until the last quarter of FY 2021-2022. Staffing shortages prevented the City from recommencing HOME inspections before the end of FY 2021-2022. The City has since addressed the staffing issue and has now resumed on-site inspections and plans to inspect all HOME units in FY 2022-2023.

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

The City of Durham has utilized several marketing mediums to reach its target populations. The Community Development Department continues to update its homepage on the City's website to provide more extensive information about programs available for the low and moderate-income population. The COVID-19 Pandemic has forced the City to leverage virtual platforms and some social media to market and hold virtual events and public hearings and outreach to the public.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The IDIS PR-07 "Drawdown Report by Voucher" reflects that a total of \$238,677.13 was received in HOME program income during FY 2021-2022.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

N/A

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	40	0
Tenant-based rental assistance	20	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

Other.					
--------	--	--	--	--	--

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name Durham
Organizational DUNS Number 011049132
UEI
EIN/TIN Number 566000225
Identify the Field Office GREENSBORO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix Mr
First Name Tim
Middle Name
Last Name Flora
Suffix
Title Finance Director

ESG Contact Address

Street Address 1 101 City Hall Plaza
Street Address 2
City Durham
State NC
ZIP Code -
Phone Number 9195604455
Extension 18229
Fax Number
Email Address tim.flora@durhamnc.gov

ESG Secondary Contact

Prefix	Mr
First Name	Reginald
Last Name	Johnson
Suffix	
Title	Community Development Director
Phone Number	9195604570
Extension	
Email Address	reginald.johnson@durhamnc.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2021
Program Year End Date	06/30/2022

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2019	2020	2021
	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2019	2020	2021
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2019	2020	2021
	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachment

HOME MONITORING SCHEDULE

DEVELOPER	PROJECT NAME	PROJECT ADDRESS	Units in Project	HOME Units (HAU's)	Number of HAU's Monitored	Monitoring Date and Type
CASA	Denson I	1598 Sedgefield Street	12	12	N/A	Compliance Docs Only
CASA	Denson II	1594 Sedgefield Street	12	12	N/A	Compliance Docs Only
CASA	Geer Street	217 W. Geer Street	7	7	N/A	Compliance Docs
CASA	Maplewood	1407 W Chapel Hill	35	5	N/A	Compliance Docs Only
DCLT	Streets at Carroll	615-617 Carroll Street	4	4	4	Compliance Docs Only
DCLT	Piedmont Rentals	102,104,112, 114, 116 E. Piedmont Street	9	9	2	Compliance Docs Only
DCLT	Builders of Hope	1013 & 1015 Rock Street & 1109 Rosedale	3	3	3	Compliance Docs Only
DCLT	883-885 Estes	883-885 Estes Street	2	2	2	Compliance Docs Only
DCLT	1113 Proctor St	1113 Proctor Street,	1	1	1	Compliance Docs Only
DCLT	879 Estes & 1014 Rock	879 Esters & 1014 Rock Street	2	2	2	Compliance Docs Only
DCLT	1207 Kent Street, Durham, NC 27701	1207 Kent Street	2	1	1	Compliance Docs Only
DHIC	Maplewood Square	1514 Chapel Hill Road	32	32	7	10/22/21 Desk Review
Housing for New Hope	Andover II	212 N Elizabeth Street	10	10	2	12/21/21 Desk Review
Housing for New Hope	Cole Mill Place	1904 Cole Mill Rd	10	10	2	12/21/21 Desk Review
Housing for New Hope	William Square	501 E Carver Street	24	24	5	12/21/21 Desk Review
Integral	Veranda at Whitted School	200 Umstead Street	79	15	N/A	Compliance Docs Only
McCormack Baron	Lofts @ Southside Phase I	703 S. Roxboro Street	132	32	8	12/21/2021 Desk Review
McCormack Baron	Lofts @ Southside Phase II	703 S. Roxboro Street	85	23	6	12/21/2021 Desk Review

FY 2021-2022 HOME Rental Monitoring Schedule

The Community Builders	Franklin Village	705 E Main Street	83	20	N/A	Compliance Docs Only
Urban Ministries	Shelter	412 Liberty Street	9	9	9	Desk Audit/Progress Report
Volunteers of America	Life House	251 Commons Blvd.	24	24	N/A	Compliance Docs Only
Volunteers of America	Maple Court	207 Commons Blvd.	24	24	5	12/15/2021 Desk Review

All HOME Developers are monitored on an annual basis and are required to submit Compliance Documentation which consists of (1) Certificate of Continuing Compliance (2) Tenant Rent Roll (3) Certificate of Insurance (4) Most recent Audit (5) DHA Utility Allowance Schedule and (5) Rent Increase Request (if applicable). HOME projects are monitored every other year for the evaluation of tenant case files (income verification and source documentation). Projects that received a full desk review in FY 20-21, did not receive on in FY 21-22. CDD will return to on-site monitoring in FY 22-23.

FY 2021-2022 HOME Rental Monitoring Schedule