

## **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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
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 anticipates receiving \$2,044,310 in CDBG funds, \$1,165,206 in HOME funds, \$174,691 in ESG funds, and \$483,344 in HOPWA funds for the FY 2020 program year. The City anticipates that it will receive \$100,000 in CDBG program income (PI) and \$100,000 in HOME program income (PI) for FY 2020. The City’s FY 2020-2021 program year starts on July 1, 2020 and ends on June 30, 2021. The City projects the annual allocations for the remaining four years of the Consolidated Plan will be as follows: CDBG (\$2,100,000), HOME (\$1,200,000), HOPWA (\$600,000) ESG (\$175,000). In addition, program income for CDBG and HOME is also projected to remain level during this Consolidated Plan period.

The accomplishments of these projects/activities will be reported in the FY 2020, FY 2021, FY 2022, FY 2023, and FY 2024 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:		
			\$	\$	\$	\$	\$	

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	2,044,310	100,000	0	2,144,310	8,400,000	The Community Development Block Grant (CDBG) 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.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,165,206	100,000	0	1,265,206	4,800,000	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



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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	483,344	0	0	483,344	2,400,000	The Housing Opportunities for Persons With Aids (HOPWA) Program is the 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.

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	174,691	0	0	174,691	700,000	The Emergency Solutions Grants (ESG) program provides formula 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

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**

The City will satisfy the HOME Program 25% match requirement with Bond Program funds and the ESG Program 100% match requirement with General funds. In addition, the City of Durham intends to use leveraged resources through the Request for Proposal (RFP) requirements.

**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 FY 2020-2021 program year runs from July 1, 2020 through June 30, 2021. Funds will be used to address the following needs:

- Housing
- Homeless
- 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	Reduce homelessness and increase stability	2020	2020	Homeless	SOUTHSIDE Citywide	Homeless Priority	CDBG: \$177,000 ESG: \$161,589	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted
2	Provide support to people living with HIV/AIDS	2020	2024	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	HOPWA: \$468,844	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Other: 69 Other
3	Affordable rental housing and home ownership	2020	2024	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$1,558,448 HOME: \$1,193,913	Rental units constructed: 32 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Overall Coordination	2020	2024	Program Administration	SOUTHSIDE Citywide	Administration, Planning, and Management Priority	CDBG: \$408,862 HOPWA: \$14,500 HOME: \$116,521 ESG: \$13,102	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Reduce homelessness and increase stability
	<b>Goal Description</b>	Homelessness is a significant challenge in Durham, particularly as housing costs continue to rise. To address this challenge, the City will provide funding for organizations and programs that provide outreach to unsheltered individuals, emergency shelter, homelessness prevention, rapid rehousing, permanent supportive housing and other critical services as part of Durham’s Homelessness Continuum of Care.
2	<b>Goal Name</b>	Provide support to people living with HIV/AIDS
	<b>Goal Description</b>	HIV/AIDS is a serious challenge for the Durham Eligible Metropolitan Statistical Area (EMSA) that includes Durham, Orange, Chatham and Person Counties. The City will work with a network of agencies to provide emergency housing assistance, long term rental assistance, case management, supportive services, and to support the creation of new housing options for these households.

<b>3</b>	<b>Goal Name</b>	Affordable rental housing and home ownership
	<b>Goal Description</b>	The City of Durham is facing a growing affordable housing crisis. The City will provide funding to support site preparation, including demolition, infrastructure development and construction of new affordable rental and for sales homes, as well as the rehabilitation of existing housing to preserve long term affordability. The City will also support will support down payment assistance and related housing counseling programs serving low income homebuyers and home repair and rehabilitation programs designed to address health and safety concerns, improve energy efficiency and enable existing low-income homeowners to remain safely in their homes.
<b>4</b>	<b>Goal Name</b>	Overall Coordination
	<b>Goal Description</b>	The City will provide program management and oversight for the successful administration of federal, state and locally-funded programs, including planning service for special studies, environmental clearance, fair housing, and compliance with 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 2020-2021 Annual Action Plan proposes the following:

### Projects

#	Project Name
1	FY 20/21 CDBG-Administration
2	FY 20/21 CDBG-Public Services
3	FY 20/21 CDBG-Affordable Housing Development
4	FY 20/21 CDBG-Section 108 Loan Payment
5	FY 20/21 HOME-Administration
6	FY 20/21 HOME-Community Housing Development Organization (CHDO)
7	FY 20/21 HOME-Affordable Housing Development
8	FY 20/21 HOME-Durham County-Affordable Housing
9	FY 20/21 HOPWA-Administration
10	FY 20/21 HOPWA-Project Sponsor Activities
11	FY 20/21 HOPWA-Project Sponsor Administration
12	ESG20 Durham (2020-21)

**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>	FY 20/21 CDBG-Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Overall Coordination
	<b>Needs Addressed</b>	Administration, Planning, and Management Priority
	<b>Funding</b>	CDBG: \$408,862
	<b>Description</b>	Partial funding of staff salaries. Up to 20% of CDBG and projected program may be used for administration.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	Partial funding of staff salaries. Up to 20% of CDBG and projected program may be used for administration.
	<b>Planned Activities</b>	General Program Administration
<b>2</b>	<b>Project Name</b>	FY 20/21 CDBG-Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$177,000
	<b>Description</b>	Funding to support activities designed to increase the quantity and quality of temporary shelters provided to homeless people, by paying for the operating costs of shelters and/or providing essentials services.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activites to support operating costs of temporary shelters and essential services for homeless persons.
<b>3</b>	<b>Project Name</b>	FY 20/21 CDBG-Affordable Housing Development

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable rental housing and home ownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$989,856
	<b>Description</b>	Funding for grants and loans to support affordable housing rehabilitation, pre-development, site preparation and infrastructure for affordable housing development, and rehabilitation of owner-occupied homes.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	29 households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activities that improve and or provide affordable housing opportunities for low-mod income households.
<b>4</b>	<b>Project Name</b>	FY 20/21 CDBG-Section 108 Loan Payment
	<b>Target Area</b>	SOUTHSIDE
	<b>Goals Supported</b>	Affordable rental housing and home ownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$568,592
	<b>Description</b>	Funding for Section 108 loan plus interest re-payment.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Block groups: 12.011, 12.021 and 13.012: 3,000 people
	<b>Location Description</b>	Southside: Neighborhood Revitalization Strategy Area
	<b>Planned Activities</b>	Repayment of existing Section 108 loan plus interest.
<b>5</b>	<b>Project Name</b>	FY 20/21 HOME-Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Overall Coordination
	<b>Needs Addressed</b>	Administration, Planning, and Management Priority

	<b>Funding</b>	HOME: \$1,265,206
	<b>Description</b>	Partial funding of staff salaries. Up to 10% of HOME entitlement amount may be used for administration.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	General Program Administration
6	<b>Project Name</b>	FY 20/21 HOME-Community Housing Development Organization (CHDO)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable rental housing and home ownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOPWA: \$1,265,206
	<b>Description</b>	Funding to support housing development and preservation. HOME program requires grantees to reserve at least 15% of its to Community Housing Development Organizations (CHDOs).
	<b>Target Date</b>	6/23/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Affordable housing development and preservation
7	<b>Project Name</b>	FY 20/21 HOME-Affordable Housing Development
	<b>Target Area</b>	SOUTHSIDE
	<b>Goals Supported</b>	Affordable rental housing and home ownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$1,265,206

	<b>Description</b>	Funding to support affordable housing activities for developers and owners. Grants and loans to support new construction and preservation of affordable rental housing serving households at or below 60% of Area Medium Income (AMI).
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Grants and loans for affordable housing activities
<b>8</b>	<b>Project Name</b>	FY 20/21 HOME-Durham County-Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable rental housing and home ownership
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$1,265,206
	<b>Description</b>	Funding to support home owner rehabilitation or downpayment assistance in Durham County. Funds represent County's FY 20/21 pro rata share of HOME entitlement grant amount.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 household
	<b>Location Description</b>	Durham County
	<b>Planned Activities</b>	Rehabilitation/Downpayment
<b>9</b>	<b>Project Name</b>	FY 20/21 HOPWA-Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide support to people living with HIV/AIDS
	<b>Needs Addressed</b>	Administration, Planning, and Management Priority
	<b>Funding</b>	HOPWA: \$483,344
	<b>Description</b>	Partial funding of staff salaries. Up to 3% of HOPWA entitlement amount may be used for administration.

	<b>Target Date</b>	6/22/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	Eligible Metropolitan Statistical Area: Durham, Orange, Person, and Chatham Counties
	<b>Planned Activities</b>	General Program Activities
<b>10</b>	<b>Project Name</b>	FY 20/21 HOPWA-Project Sponsor Activities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide support to people living with HIV/AIDS
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOPWA: \$483,344
	<b>Description</b>	Funding to support Short-Term Rent, Mortgage and Utility (STRMU) assistance, Tenant Based Rental Assistance (TBRA), and supportive services for low income persons living with HIV/AIDS.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	42 persons
	<b>Location Description</b>	Eligible Metropolitan Statistical Area: Durham, Orange, Person, and Chatham Counties
	<b>Planned Activities</b>	Short-Term Rent, Mortgage and Utility (STRMU) assistance, Tenant Based Rental Assistance (TBRA), and supportive services
<b>11</b>	<b>Project Name</b>	FY 20/21 HOPWA-Project Sponsor Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide support to people living with HIV/AIDS Overall Coordination
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOPWA: \$483,344
	<b>Description</b>	Partial funding of project sponsor administration costs. Up to 7% of HOPWA entitlement amount may be used for project sponsor administration.

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Included under HOPWA Project Sponsor activities
	<b>Location Description</b>	Eligible Metropolitan Statistical Area: Durham, Orange, Person, and Chatham Counties
	<b>Planned Activities</b>	General Program Administration
12	<b>Project Name</b>	ESG20 Durham (2020-21)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Homeless Priority
	<b>Funding</b>	ESG: \$174,691
	<b>Description</b>	Funding to support Rapid re-housing, housing identification, rental assistance, case management, and partial funding of staff salaries. Up to 7.5% ( \$13,102)of ESG grant amount may be used for administration.
	<b>Target Date</b>	6/22/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Rapid re-housing, housing identification, rental assistance, case management, and general program administration

## **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 City of Durham will follow geographic restrictions under the Community Development Block Grant Program, which restricts activities to low-moderate income census tracts. The majority of CDBG activities will take place citywide based on activities benefitting LMI qualifying beneficiaries, census tracts, and block groups. The majority (73%) of the FY 2020-2021 CDBG allocation will support citywide activities and 27% will be allocated to the Southside NRSA.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
SOUTHSIDE	27

**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 City is seeking to extend the Southside Neighborhood Revitalization Strategy Area (NRSA) for the term of this ConPlan. The NRSA Plan for Southside was approved by HUD in October 2011. The designation offers greater flexibility and relaxed regulatory restrictions on federal resources. Progress to date in the NRSA includes 48 single family homes of which 25 are affordable to households below 80% Area Medium Income (AMI). In addition, 217 rental units have been created, of which 138 are affordable to households below 60% of AMI. During the FY 2020-2025 Consolidated Plan period, the City of Durham plans to construct 12 new single family homes affordable to households below 80% AMI in the Southside NRSA.

## **Discussion**

For FY 2020-2021, the City of Durham anticipates receiving \$2,044,310 in CDBG funds and \$100,000 in program income. The City will budget \$408,862 for CDBG general administration. The balance of CDBG funds (\$1,735,448) will be allocated to activities which principally benefit low- and- moderate income persons (81%). No FY 2020-2021 CDBG funds are 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 has been 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 being 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 opportunities, 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	300
Non-Homeless	0
Special-Needs	0
Total	300

**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	117
The Production of New Units	0
Rehab of Existing Units	32
Acquisition of Existing Units	0
Total	149

**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 Partnerships Act Program
- Community Development Block Grant
- Emergency Solutions Grant
- Housing Opportunities for Persons With Aids
- Community Development Block Grant Program Income
- HOME Program Income
- Housing Bond Program Income
- Low Income Housing Tax Credits
- North Carolina Housing Finance Agency (NCHFA)
- City of Durham Dedicated Housing Fund (DHF)
- 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. In 2017, the DHA Board of Commissioners adopted a new Strategic Planning document for the agency. The agency's Vision continues to be that of serving as the leading provider of affordable housing and building stronger Durham communities, with a mission to develop, own, manage and contribute to diverse communities of choice.

DHA has also set important goals as part of the Strategic Plan which are:

1. Strengthen Financial Stability & Operational Efficiency
2. High Performing Organization in both Public Housing and HCV Program
3. Build Strong Community Partnerships
4. Provide Quality Customer Service
5. Create Healthy & Sustainable Communities
6. Build a Strong Asset Portfolio

DHA is an active partner in the City in the redevelopment of Downtown, Northeast Central, Southeast Central and other neighborhoods. DHA works in conjunction with the City's Consolidated Plan and Comprehensive plan to address the City's affordable housing needs. It is DHA policy to serve customers without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, having AIDS, physical handicap, or disability.

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

Resident self-sufficiency is being encouraged by the staff and is being pursued by residents. A Neighborhood Network is in place and provides services to adults and high school students. To further assist residents in being self-sufficient, DHA partners with job training agencies to help residents secure business and job skills. 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).

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

Resident self-sufficiency is being encouraged by the staff and is being pursued by residents. A Neighborhood Network is in place and provides services to adults and high school students. To further assist residents in being self-sufficient, DHA partners with job training agencies to help residents secure business and job skills. 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**

Durham Housing Authority was designated as Troubled in FY2018 (most recent year of designation) by the US Department of Housing and Urban (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 submitted a Plan in January 2020 and is currently awaiting a response from HUD as the issues identified are essentially the same. The designation is a result of low occupancy and poor maintenance inspection results. DHA hired a new Director of Housing Operations in December 2019 to address the performance issues at its public housing sites. To address the low performance measures DHA will enact a maintenance overhaul plan with comprehensive repair schedules for all its existing sites. The funding for this will derive from its annual repair budget and its existing Capital Funds. The initiation of this plan has been impacted by the McDougald Terrace Carbon Monoxide Emergency and COVID-19. HUD, through Congress has given all housing authorities consideration because of COVID-19 during this unprecedented circumstance.

**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. The City of Durham will work closely with the Housing Authority of the City of Durham and will seek to utilize Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) wherever possible to support the DHA's housing strategy. The City may, when it has determined it is in the best interest of the City of Durham, designate the DHA to act as a subrecipient of these federal funds to carry out an eligible activity.



## **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 Durham County’s responsibilities for providing services to homeless people and those with special needs. Durham’s CoC members include a number of partner agencies that provide emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing to homeless people and other community partners providing a variety of supportive services to people experiencing homelessness and those at risk of homelessness. The CoC continues to prioritize permanent supportive housing for chronically homeless people. Strengthening and expansion of the CoC’s coordinated intake and standardized assessment process is also underway to improve overall effectiveness. The City has allocated over half of its ESG allocation to rapid rehousing activities for many years. In addition, the City has allocated \$200,000 annually for rapid rehousing activities from a portion of the General Fund that has been dedicated to the creation of affordable housing. The City plans to continue to produce units of permanent affordable housing and is coordinating with the Veterans Administration on plans for additional Veterans Affairs Supportive Housing (HUD-VASH) vouchers. The Housing Authority of the City of Durham (DHA) is an active member of the CoC. DHA partners with other organizations, such as Alliance Health, the local managed care organization for behavioral health needs, to provide TBRA in conjunction with supportive services to homeless individuals/families with severe and persistent mental health conditions. DHA offers preferences for the Housing Choice Voucher Program to families who are involuntarily displaced; homeless veterans; single, elderly or a person with disabilities who is chronically homeless; single persons who are elderly and disabled; homeless families with minor children; and rent cost burdened families. DHA Currently reserves 225 Housing Choice Vouchers for households experiencing homelessness that are referred to DHA by other members of the Durham CoC. DHA also has a preference for households experiencing homelessness for three percent of its public housing units. DHA tracks implementation of its preferences through the HUD Multi-Family Tenant Characteristics (MTCS) subsystems nationwide database. This data is transmitted each time a PHA processes a client receiving subsidized housing. As such, the PHA and HUD may create and download reports that provide demographic information for recipients of assisted housing.

### **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 Durham Continuum of Care (CoC) has used one community-wide prioritized list of chronically

homeless single adults since 2014. The CoC uses a By Name List (BNL) generated by the Homeless Management Information System (HMIS), supplemented by additions of people not yet in the HMIS. Chronically homeless people are prioritized, based on their vulnerability scores and length of time homeless, for Housing Choice Voucher (HCV) referrals when CoC permanent housing or other housing options are not available. The United State Interagency Council on Homelessness (USICH) recognized the CoC for ending chronic homelessness among veterans in 2016 through the use of a BNL of homeless vets. In 2017, the CoC began using a similar HMIS BNL process to rapidly rehouse families, based on vulnerability scores & the length of time families are homeless.

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

The Durham Continuum of Care (CoC) is implementing several strategies to ensure emergency shelter and transitional housing needs of homeless persons are met. Shelters provide case management & crisis intervention support after households are placed into housing. The Mayor's Landlord Roundtable solicits more landlords to make units available to people leaving homelessness. Landlords may access a Risk Mitigation Fund for reimbursement of damages exceeding the security deposit, up to \$2500. TBRA projects also strengthen rapport with landlords/property managers with consistent communications & regular onsite visits & with tenants through education on tenant rights & responsibilities. A privately-funded project, "HomeShare Durham," began in 2018 & seeks to match homeowners willing to rent/share a spare bedroom with a homeless person or person at risk of homelessness in return for completion of "live-in aide" duties &/or modest rent.

### **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 Durham Continuum of Care (CoC) uses By Name List (BNL) processes for three subpopulations (Veterans, Families, and Chronically Homeless People) to quickly rehouse them. Those who have returned to homelessness from these subpopulations are readily identified in the HMIS when they return to the BNL; in prioritization meetings, additional attention to the support needs of the returning households can then be provided. Rapid rehousing projects that, in compliance with the Coordinated Entry System (CES) policies, are rehousing people with more intense service needs are encouraged to implement intensive case management approaches with these households & to provide medium-term rental assistance, as needed. Projects referring homeless households for Housing Choice vouchers available through the Durham Housing Authority, per CoC policy, are required to provide a minimum of 12 months of "crisis intervention support" to the landlord & tenant after the client has moved into permanent housing. The City of Durham has budgeted additional funds for homelessness diversion & eviction diversion in 2018-2019; households at risk of returning to homelessness will have access to



these resources along with those at risk of homelessness for the first time.

**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.**

The Durham Continuum of Care (CoC) analyzed three years of private diversion assistance offered to families at the CoC's largest publicly funded shelter. Identified risk factors for first time homelessness include a disabled head of household/adult without income or only minimal SSI; multiple evictions from housing, often after job loss; a history of substance use, mental illness, and/or domestic violence; a criminal background; large families headed by adults earning low wages; family disputes; and aging out of foster care (for transition age youth) The CoC has been providing privately funded homeless diversion as part of coordinated entry for families for 3 years. All families seeking entry into shelter have been referred to diversion, which offers mediation & limited cash assistance to find housing solutions that prevent families from entering the homeless system. By the end of Sept. 2019, a centralized, coordinated entry office at the County Dept. of Social Services has been established to ensure that all households seeking emergency shelter will be evaluated for homeless diversion assistance. Also, coordinated entry provides funds and legal assistance to prevent evictions for households at risk of homelessness. The City of Durham has budgeted \$90,000 for housing navigation assistance, and \$200,000 for eviction diversion work to address the needs of individuals & families at risk of becoming homeless.

## **Discussion**

The City will continue to provide funding for rapid rehousing and emergency shelter to ensure the needs of persons experiencing homelessness in Durham will be rehoused and the homelessness will be rare, brief and non-recurring.

**AP-70 HOPWA Goals– 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	27
Tenant-based rental assistance	15
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	42

## **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 FY 2015-2020 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

**Discussion:**

The City of Durham will fund the following affordable projects with FY 2020-2021 CDBG and HOME funds:

- Grants and loans to support housing rehabilitation, predevelopment, site preparation and infrastructure
- Grants and loans to support new construction and preservation of affordable rental housing

## **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 2020-2021 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 the creation and preservation of affordable housing opportunities
- Continue to support public service activities that reduce homelessness and increase stability

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

The City of Durham will fund the following affordable housing projects with FY 2020-2021 CDBG, HOME, ESG, and HOPWA funds:

- Grants and loans to support housing rehabilitation, predevelopment, site preparation and infrastructure
- Grants and loans to support new construction and preservation of affordable rental housing
- Tenant Based Rental Assistance, Short-Term Mortgage and Utility assistance and supportive services
- Rapid rehousing, housing identification, placement, rental assistance and case management

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, and continue rehabilitation and redevelopment of housing authority properties through the Rental Assistance Demonstration

### **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:

- Ensuring 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

In addition, the City of Durham received notice from the U.S. Department of Housing and Urban Development (HUD) that Durham was awarded a Lead-Based Paint Hazard Reduction and Healthy Homes Program Grant as part of the 2018 application process. The Durham Lead-Based Paint Hazard Reduction and Healthy Homes Program Grant will be used to provide lead safety for children under six years of age, provide cost-effective methods to remove lead hazards from housing, create opportunities for employment through lead training, and partner with key community stakeholders. The City received an appropriation of \$3,258,478.30 from the Grant, which includes an allocation of \$2,094,324.34 for Lead-Based Paint Hazard Reduction Program activities, \$303,000.00 for Healthy Home Program activities, \$564,928.66 for administrative, supplies, and equipment costs, and a \$296,225.30 non-federal match requirement. These funds will be used to support the goals outlined in the Grant Application.

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

The City will continue to work with multiple partners to provide services to help alleviate poverty. During this program year the City will fund:

- Public Service Activities
- Economic Development Activities
- ESG Activities
- HOPWA Activities
- Housing Development and Rehabilitation Activities

### **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 Community Development Department provides help and technical assistance as needed to assist these public agencies that receive funding. For FY 2020-2021, the City will fund Program Administration in the amount of \$408,862 to assist with these actions.

### **Discussion:**

The accomplishments of these projects/activities will be reported in the FY 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER).

## Program Specific Requirements

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

#### Introduction:

The City of Durham expects to receive an annual allocation of \$2,044,310 in CDBG funds, \$1,165,206 in HOME funds, \$174,691 in ESG funds, and \$483,344 in HOPWA funds for FY 2020-2021. In addition, the City expects to receive \$100,000 in CDBG program income and \$100,000 in HOME program income. 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  | 0        |
| 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>0</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. | 81.00% |



**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is 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:

The City's "Recapture Guidelines for Home Ownership" will be used.

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:

The City's "Recapture Guidelines for Home Ownership" will be used.

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 multi-family 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)

See ESG Standards for Assistance for eligible program components here:  
<https://www.durhamcoc.org/program-standards.html>

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 Coordinated Entry System is Durham, North Carolina's approach to organizing and providing services and assistance to people experiencing a housing crisis throughout the Durham Continuum of Care (CoC). People who are seeking homeless or homelessness prevention assistance are directed to defined entry points, assessed in a uniform and consistent manner, prioritized for housing and

services, and then linked to available interventions in accordance with the intentional service strategy defined by CoC Lead Agency staff. Each service participant's acuity level and housing needs are aligned with a set of service and program strategies that represent the appropriate intensity and scope of services needed to resolve the housing crisis. In 2017, the City of Durham, North Carolina initiated a process to improve the delivery of housing and crisis response services and assistance to/for people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across the Continuum of Care. This process, the Coordinated Entry System, institutes consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each homeless person's immediate housing needs. This system of Coordinated Entry is not only mandated by the U.S. Department of Housing & Urban Development (HUD) and many other funders, but is recognized nationally as a best practice. A Coordinated Entry System can improve efficiency within systems, provide clarity for people experiencing homelessness, and can help serve more people more quickly and efficiently with assistance targeted to address their housing needs. Building upon the local expertise in Coordinated Entry implementation for families experiencing homelessness since 2012, the City of Durham formalizes and codifies the policies and procedures to ensure compliance with the mandate from the Department of Housing and Urban Development (HUD) that every Continuum of Care establish and operate a coordinated entry process (24 CFR 578). This Coordinated Entry System Policies and Procedures document was created as an operational manual, providing guidance and direction for the day to day operations, management, oversight, and evaluation of Durham's coordinated entry implementation. The manual will be updated and revised on an ongoing basis as the actual application and practical experience of Coordinated Entry System design principles are refined and improved. In October, 2018 a work group of key members of the Continuum of Care was formed to plan for a new project that would serve as the central point of entry into Durham's coordinated entry system for families and singles. Out of this planning process, a new vision from the Front Door of Durham's coordinated entry system was developed. Based on the vision developed by this Work Group between October 2018 and April 2019, major revisions to the Coordinated Entry Policies and Procedures were drafted. These new proposed Policies and Procedures were presented to the full CoC in June 2019 and approved by the Homeless Services Advisory Committee June 26, 2019. Additional details can be located here: [https://www.durhamcoc.org/uploads/1/3/3/3/13335995/durham\\_coordinated\\_entry\\_policies\\_and\\_procedures\\_2-27-20\\_update.pdf](https://www.durhamcoc.org/uploads/1/3/3/3/13335995/durham_coordinated_entry_policies_and_procedures_2-27-20_update.pdf)

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 City of Durham provides Subrecipient grants to nonprofits through Request for Proposals.

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 Emergency Solutions Grant Program, the City of Durham expects to receive \$174,691. The City intends to use these funds for Rapid rehousing for homeless households, including housing identification, placement, rental assistance and case management.

