

## **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 2016-2017 fiscal year. The FY 2016-2017 CAPER covers the reporting period from July 1, 2016 through June 30, 2017. It describes how the City used Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Solutions Grant (ESG) funds.

During FY 2016-2017, the City of Durham continued to move forward with elements of its multi-year Southside Revitalization Project goals in both its Strategic Plan and Annual Action Plan of developing affordable rental housing, and revitalizing the 125-acre neighborhood in which it is located. The substantial rehabilitation of the Whitted School, into 79 units of affordable rental housing for seniors was completed in FY 2016-2017. In FY 2016-2017, the construction of Phase II of the Lofts at Southside began and is expected to be completed by the end of December 2017. Phase II of the Lofts will consist of 85 multi-family units with 57 of those units being marketed to households earning 60% or below the Area Medium Income. The remaining 28 units will be available to market-rate households. The City also continued its support for homeownership through the provision of second mortgage financing to low- and moderate-income persons in the Southside community and in other neighborhoods.

### **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
AM-1 Overall Coordination	Non-Housing Community Development Administration, Planning, and Management	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Other	Other	0	0		486733	0	0.00%
CD-1 Community Facilities	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CD-2 Infrastructure	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	40	0	0.00%			
CD-2 Infrastructure	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Rental units constructed	Household Housing Unit	0	0		123	0	0.00%

CD-2 Infrastructure	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Other	Other	5	0	0.00%			
CD-3 Public Services	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CD-4 Accessibility	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CD-5 Public Safety	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CD-6 Code Enforcement	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1200	309	25.75%	300	0	0.00%

CD-7 Clearance	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Buildings Demolished	Buildings	0	0				
CD-8 Revitalization	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Other	Other	0	0				
CD-9 Historic Preservation	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Other	Other	0	0				
ED-1 Employment	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Jobs created/retained	Jobs	0	0				
ED-2 Financial Assistance	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Businesses assisted	Businesses Assisted	0	0				

ED-3 Downtown Redevelopment Program	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Businesses assisted	Businesses Assisted	0	0				
ED-4 Financial Incentives	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Other	Other	0	0				
HO-1 Continuum of Care	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Other	Other	0	0				
HO-2 Operation/Support	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		30	0	0.00%
HO-2 Operation/Support	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	817	81.70%	300	0	0.00%

HO-2 Operation/Support	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	40	10	25.00%			
HO-3 Prevention and Housing	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	80	75	93.75%	45		%
HO-3 Prevention and Housing	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homeless Person Overnight Shelter	Persons Assisted	500	215	43.00%			
HO-3 Prevention and Housing	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homelessness Prevention	Persons Assisted	0	0		80	0	0.00%
HO-4 Housing	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				

HO-5 Permanent Housing	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
HS-1 Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	1	2.50%	1	0	0.00%
HS-2 Rental Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Rental units rehabilitated	Household Housing Unit	0	0				
HS-3 Housing Construction	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Rental units constructed	Household Housing Unit	40	0	0.00%	61	0	0.00%
HS-4 Fair Housing	Fair Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

HS-5 Home Ownership	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	4	20.00%			
HS-6 Public Housing	Public Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Rental units rehabilitated	Household Housing Unit	0	0				
SN-1 Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
SN-2 Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	98		0	98	
SN-2 Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	16		0	16	



SN-2 Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homelessness Prevention	Persons Assisted	0	43		0	43	
SN-2 Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Jobs created/retained	Jobs	0	0		0	0	
SN-2 Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	100	59	59.00%	260	0	0.00%
SN-3 Accessibility	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Rental units rehabilitated	Household Housing Unit	0	0				
SN-3 Accessibility	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				

**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 FY 2016-2017, Community Development Block Grant Block activities were conducted in accordance with the priority goals and objectives identified in the 2015-2020 Consolidated Plan.

## **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**

Programs administered by the Durham Department of Community Development (DCD) serve a diverse population. Reaching persons of Hispanic origin has been a challenge. While representing 14% of Durham’s population, cultural and language barriers have limited participation by the Hispanic population. In 2016, the Department continued with aggressive outreach to Hispanic residents by making DCD materials available in Spanish language, placing Public Notices in *¿Que Pasa?*, a weekly Spanish-language publication, and developing contacts in organizations working to serve that population.

## 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	CDBG	2,424,720	1,608,515
HOME	HOME	4,742,353	3,402,490
HOPWA	HOPWA	501,961	207,687
ESG	ESG	294,279	131,568
Other	Other	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	31	31	
SOUTHSIDE	69	69	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

A majority of CDBG and HOME funds were expended in the Southside NRSA. ESG and HOPWA funds were mostly expended city-wide.

## 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.**

To maximize the impact of federal dollars received by the City, all non-profits applicants seeking CDBG, HOME Community Housing Development Organization (CDHO), or ESG funds were required to commit some leveraged funds to a given project or programs as follows:

Public Service/Non-Construction Projects: \$1 for \$1 match.

Housing Construction: \$2 for \$1 in HOME.

ESG: \$1 for 1\$ match.

First-time homebuyer assistance leveraged private mortgages in FY 2016-2017.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	17,211,471
2. Match contributed during current Federal fiscal year	786,866
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	17,998,337
4. Match liability for current Federal fiscal year	368,435
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	17,629,901

**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
10 Halyard Ct	12/08/2015	6,198	0	0	0	0	0	6,198
10 Melody Ct	05/13/2016	9,320	0	0	0	0	0	9,320
1001 E. Ellerbee	10/14/2015	1,154	0	0	0	0	0	1,154
1002 Ancroft Ave	01/06/2016	7,094	0	0	0	0	0	7,094
1011 DaVinci	05/17/2016	9,500	0	0	0	0	0	9,500
111 Enterprise	05/12/2016	4,777	0	0	0	0	0	4,777
1214 Park Avenue	11/06/2015	6,160	0	0	0	0	0	66,160
1215 Theodore Ln	06/16/2016	9,381	0	0	0	0	0	9,381
1311 S Alston	05/10/2016	5,789	0	0	0	0	0	5,789
1328 Heartside	11/03/2015	4,370	0	0	0	0	0	4,370
1406 Angier Ave	03/02/2016	6,926	0	0	0	0	0	6,926
1414 Gearwood St	04/08/2016	9,430	0	0	0	0	0	9,430
1913 S. Roxboro St	05/18/2016	7,696	0	0	0	0	0	7,696
1917 Hart St	05/17/2016	7,450	0	0	0	0	0	7,450

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
2 Howell St	04/08/2016	4,101	0	0	0	0	0	4,101
2004 Pershing St	04/27/2016	6,400	0	0	0	0	0	6,400
2608 Owen Street	12/08/2015	8,515	0	0	0	0	0	8,515
2713 Edmund St	05/10/2016	8,528	0	0	0	0	0	8,528
302 S Benjamin St	11/19/2015	6,558	0	0	0	0	0	6,558
310 Walton St	05/11/2016	6,101	0	0	0	0	0	6,101
4114 Sudbury St	06/08/2016	6,995	0	0	0	0	0	6,995
527 Cecil St	03/20/2016	6,689	0	0	0	0	0	6,689
614 Belmont St	03/17/2016	9,220	0	0	0	0	0	9,220
709 Beacon St	04/08/2016	9,500	0	0	0	0	0	9,500
824 Shari Ct	05/13/2016	6,295	0	0	0	0	0	6,295
904 Waring St	05/12/2016	8,260	0	0	0	0	0	8,260
916 Dale St	04/21/2016	7,832	0	0	0	0	0	7,832
Infrastructure	08/16/2016	598,625	0	0	0	0	0	598,625

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
0	538,064	745,065	0	0

**Table 7 – Program Income**



<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	7	1	0	1	1	4
Dollar Amount	1,949,524	673,877	0	240,256	385,439	649,952
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	7	4	3			
Dollar Amount	1,949,524	649,952	1,299,572			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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	0	0
Number of Non-Homeless households to be provided affordable housing units	79	79
Number of Special-Needs households to be provided affordable housing units	260	59
<b>Total</b>	<b>339</b>	<b>138</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	305	72
Number of households supported through The Production of New Units	58	0
Number of households supported through Rehab of Existing Units	1	79
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>364</b>	<b>151</b>

Table 12 – Number of Households Supported

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

Phase II of the Lofts (58 affordable units) is well underway and is expected to be completed by December 2017. Some activities/contracts started later into the FY 2016-2017, which impacted the actual outcomes for the subject reporting period.

**Discuss how these outcomes will impact future annual action plans.**

Staff will continue to monitor outcomes on a monthly basis to assess progress toward meeting 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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1,629	13
Low-income	25	6
Moderate-income	2	0
<b>Total</b>	<b>1,656</b>	<b>19</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

The income information for the CDBG and HOME programs was taken from the HOME PR-23 and CDBG-PR-23 reports.

## **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 a coordinated entry processes for families and singles covering the entire CoC. Families with a housing crisis are assessed by the Durham County Dept. of Social Services (DSS). Placing coordinated entry at DSS ensures that all families in crisis can easily access mainstream programs, locally-funded homeless prevention assistance, and be referred to proper housing and services. The CoC has not counted unsheltered homeless families in the homeless Point in Time Count for several years. Coordinated entry for single adults is at the CoC's only publicly funded shelter for single adults in the general population. Non-HUD funded Street outreach programs ensure that unsheltered people are engaged and offered shelter, and are aware of housing options. 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. Based on scores from the common assessment tool, one community-wide list with individual identifiers prioritizes those most in need for permanent housing and services resources.

### **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). During the 2017 PIT, a total of 60 persons were identified as unsheltered being unsheltered. The Durham CoC has partnered with the Durham Police Department to conduct ad hoc homeless outreach supports to ensure persons who are unsheltered are identified and offered immediate access to shelter. Furthermore, according to the Housing Inventory chart (HIC) of dedicated homeless beds, Durham has an adequate supply of emergency shelter and transitional housing beds and utilization of these beds indicates that there is not a current need to significantly increase investment in these program types. For these reasons, Durham continues to shift ESG and other public resources to investment in Rapid Rehousing.

**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 Continuum of Care to ensure that discharge polices from public institutions are in place. Discharge plans and polices 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 Continuum of Care to evaluate progress toward the Federal Goals outlined in the Opening Doors Plan. These include ending Chronic Homelessness, ending Homelessness among Veterans, and ending Youth and Family Homelessness. The Durham Continuum of Care recently was successful in generating and submitting Durham’s first System Wide Homeless Performance Measures report in the Homeless Data Exchange.

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

### **Actions taken to address the needs of public housing**

Through a substantial affordable housing study being carried out during the program year with consultants, Enterprise Community Partners, 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 on housing authority sites. A number of these sites are strategically located new downtown or along the proposed light rail corridor.

One of the locations for the DCD's ownership outreach initiative was a Durham Housing Authority (DHA) facility. The DCD supports HFH homebuyers with 0% second mortgages behind first position combined North Carolina Housing Finance Agency and HFH mortgages at 0%. Targeting below 60% AMI households with interest-free mortgage loans may be an easier first step for first-time tenant homebuyers to take.

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

One of the locations for the DCD's ownership outreach initiative was a Durham Housing Authority (DHA) facility. The DCD supports HFH homebuyers with 0% second mortgages behind first position combined North Carolina Housing Finance Agency and HFH mortgages at 0%. Targeting below 60% AMI households with interest-free mortgage loans may be an easier first step for first-time tenant homebuyers to take.

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.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

## **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 of Durham, affordable housing advocates, citizens, and private developers have regular dialogue on how to address barriers to affordable housing. The City of Durham has made efforts to identify barriers to the development of affordable housing. The City currently encourages the development of affordable housing by including density bonuses for developers.

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

During FY 2016-2017, 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 for public services, Dedicated Housing Funds for rapid-rehousing, and ESG funds to meet the underserved needs of its citizens.

**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

**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 homeless and near homeless persons, and funding affordable housing development.

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

Throughout FY 2016-2017 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 Department of Community Development 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)**

The City of Durham supported the development of low-income housing in FY 2016-2017 through development projects at the Lofts II and the Vermillion.

Through the HOPWA program, 16 tenant-based rental assistance vouchers were provided to low-and moderate income persons.

**Impediment 1; Lack of Affordable Housing Units:** The City of Durham supported the development of low-income housing in FY 2016-2017 through development projects at the Lofts II and the Vermillion.

Through the HOPWA program, 16 tenant-based rental assistance vouchers were provided to low-and moderate income persons.

**Impediment 4; Fair Housing Education and Outreach:** The City through the Departments of Neighborhood Improvement Services (NIS), Parks & Recreation (DPR), or Community Development (DCD) sponsor, promote and/ or attend housing resource fairs throughout the year. Fair housing literature is disseminated at all events.

**Impediment 5; Fair Housing Logo and Disclaimer Clause:** The Department of Community Development continues to include the use of the Fair Housing logo and disclaimer clause on all housing publications generated out of the Department.

**Impediment 6; Accessible Housing:** The City is increasing the number of accessible housing units through the rehabilitation of existing housing stock by making minor home repair grants for below 50% area medium income homeowners available for home adaptation and accessibility modifications.

## **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 review of invoices and back-up documentation. The contract is then monitored on-site either 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, a close-out monitoring is scheduled to ensure that the identified concerns or findings have been addressed. The monitoring frequency or scheduling could change if substantial deficiencies are noted by the project manager during invoice reviews.

## **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.**

Federal regulations require the CAPER to be submitted to HUD no later than 90 days after the end of the fiscal year. A public comment period of no less than fifteen (15) days is also required. The draft FY 2016-2017 CAPER was available for public review and comment from September 11, 2017 through September 25, 2017. In addition to the Department of Community Development's website at <http://durhamnc.gov/445/Community-Development>, copies of the draft FY 2016-2017 CAPER have been made available at City Hall – Customer Information Area, the City and County Clerk's Offices, and the Department of Community Development. Pursuant to federal regulations, the public was notified of the CAPER review period when an advertisement was run in the *Herald Sun* and *The Carolina Times* on *September 11 and 16, 2017*, respectively. Any citizen, who wishes to comment on the information in

the CAPER, may submit their written comments to the Department of Community Development, 807 E. Main Street, Bldg. 2, Suite 200, Durham, NC 27701, or Email: [Wilmur.Conyers@durhamnc.gov](mailto:Wilmur.Conyers@durhamnc.gov).

No comments were received.

**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 2016-2017.

**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.

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.

See attached HOME Monitoring Schedule. All minor issues detected during inspections were corrected.

### **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 Department's website revised its homepage on the City's website to provide more extensive information about programs available for the low and moderate income population. Flyer distribution continues to prove to be one of the most effective print methods utilized. Face-to-face marketing through celebratory events, meetings, trainings, and office visitors have provided positive avenues to market affordable housing opportunities to residents.

### **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**

IDIS Report PR-07 "Drawdown Report by Voucher" reflects that a total of \$10,084.80 in CDBG program income was committed to activities in FY 2016-2017. Program income funds were used to pay for engineering and environmental costs and public service activities. IDIS Report PR-23 "CDBG Summary of Accomplishments" reflects that a total of 1715 persons were served. The breakdown on the race is as follows:

White: 377

Black/African American: 693

Asian: 1

American Indian/Alaskan Native: 2

Native Hawaiian/Other Pacific Islander: 6

American Indian/Alaskan Native & White:

Black/African American & White: 570

American Indian/Alaskan Native & Black/African: 32

Other multi-racial: 34

Total: 1715

**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)**

In addition to the current LIHTC project underway at Lofts II, the City has other projects underway on partnership with for-profit and non-profit developers. A 60-unit LIHTC project called Vermillion being developed by a for-profit developer is being supported with approximately \$194,000 in local Dedicated Housing Funds. For affordable homeownership housing the City supports Habitat for Humanity of Durham with \$20,000 second mortgages at 0%. In FY 2016-2017, the City expended \$120,000 to support home purchases by 5 low-moderate income households.

**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.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	174	43
Tenant-based rental assistance	16	16
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**

**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  
**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** Ms  
**First Name** Wilmur  
**Middle Name** Z  
**Last Name** Conyers  
**Suffix** 0  
**Title** Federal Programs Coordinator

**ESG Contact Address**

**Street Address 1** 807 E. Main Street  
**Street Address 2** 0  
**City** Durham  
**State** NC  
**ZIP Code** -  
**Phone Number** 9195604570  
**Extension** 22277  
**Fax Number** 9195604090  
**Email Address** wilmur.conyers@durhamnc.gov

**ESG Secondary Contact**

**Prefix** Mr  
**First Name** Jesse  
**Last Name** Leake  
**Suffix** 0  
**Title** Fiscal Program Accountant  
**Phone Number** 9195604570  
**Extension** 22271  
**Email Address** Jesse.Leake@durhamnc.gov

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 07/01/2016  
**Program Year End Date** 06/30/2017



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

**Subrecipient or Contractor Name:** DURHAM

**City:** Durham

**State:** NC

**Zip Code:** 27701, 3329

**DUNS Number:** 011049132

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Unit of Government

**ESG Subgrant or Contract Award Amount:** 12203

**Subrecipient or Contractor Name:** GENESIS HOME

**City:** Durham

**State:** NC

**Zip Code:** 27702, 5426

**DUNS Number:** 833127624

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 40954

**Subrecipient or Contractor Name:** Housing for New Hope

**City:** Durham

**State:** NC

**Zip Code:** 27705, 7202

**DUNS Number:** 833118599

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 109554

## 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
<b>Total</b>	<b>0</b>

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
<b>Total</b>	<b>0</b>

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
<b>Total</b>	<b>0</b>

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
<b>Total</b>	<b>0</b>

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
<b>Total</b>	<b>0</b>

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
<b>Total</b>	<b>0</b>

Table 21 – Gender Information

**6. Age—Complete for All Activities**

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

**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
<b>Persons with Disabilities:</b>				
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	25,550
Total Number of bed-nights provided	29,169
Capacity Utilization	114.16%

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		
	2014	2015	2016
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
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	91,295
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
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>0</b>	<b>91,295</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	0	0	26,599
Operations	0	0	1,670
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>28,269</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	12,004

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2014	2015	2016
	0	0	131,568

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2014	2015	2016
Other Non-ESG HUD Funds	0	0	119,564
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
<b>Total Match Amount</b>	<b>0</b>	<b>0</b>	<b>119,564</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
	0	0	251,132

**Table 31 - Total Amount of Funds Expended on ESG Activities**

# Attachment

## ESG E-Cart



ESG-CAPER-Reporting-Tool-and-eCart-Gui

# HOME Monitoring Report

DEVELOPER	PROJECT NAME	PROJECT ADDRESS	Total Number of Units in Project	Number of HOME - Assisted Units (HAU's)	Number of HAU's Monitored	Monitoring Date
Community Builders	Franklin Village	705 E. Main St	83	20	10	07/14/16
DCLT	Estes St/ Duplex	883-885 Estes St	2	2	1	08/24/16
DCLT	Carroll St (55+)	615 & 617 Carroll St.	4	4	2	08/24/16
DCLT	WEHO IV	1113 Proctor St	1	1	1	08/24/16
DCLT (Acquired from BoH)	2 Duplexes (3 units)	1032-34 Rosedale	4	3	1	08/24/16
DCLT (Acquired from BoH)	Single-Family	1030 Rosedale Av	1	1	1	08/24/16
DCLT (Acquired from BoH)	Single-Family	1109 Rosedale Ave	1	1	1	08/24/16
DCLT (Acquired from BoH)	HomeOwnership-Rental	1013 & 1015 Rock St	2	2	1	08/24/16
DCLT	879 Estes & 1014 Rock	879 Estes & 1014 Rock St	2	2	1	08/24/16
DCLT	Piedmont Rentals	Piedmont Ave	8	8	2	8/24/16
DHIC	Maplewood Sq (55+)	1514 Chapel Hill Rd	32	32	7	09/15/16
Urban Ministries	Emergency Shelter	412 Liberty St	9	9	2	9/22/16
Volunteers of America	Life House	251 Commons Blvd.	24	24	5	10/13/16
Volunteers of America	Maple Court	207 Commons Blvd	24	24	5	10/18/16
Woodland Assoc	Mathison Apts	Mathison & Fiske	9	9	3	09/24/15
McCormack Barron	SouthSide Lofts	703 S. Roxboro St	132	32	7	11/22/16
Integral	Veranda at Whitted School – Technical Assistance	200 Umstead Avenue	79	16	0	3/7/17

		<b>TOTALS</b>	<b>417</b>	<b>190</b>	<b>50</b>	
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## **FY 2016-2017 HOME Rental Monitoring Schedule**