

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 2019-2020 fiscal year. The FY 2019-2020 CAPER covers the reporting period from July 1, 2019 through June 30, 2020. It describes how the City used Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Solutions Grant (ESG) funds.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AM-1 Overall Coordination	Non-Housing Community Development Administration, Planning, and Management	CDBG: \$ / HOPWA: \$12873 / HOME: \$ / ESG: \$ / HOPWA: \$	Other	Other	0	0		0	0	

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	2455	6,137.50%	15	2455	16,366.67%
CD-2 Infrastructure	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homeowner Housing Added	Household Housing Unit	0	0				
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	300	323	107.67%			

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	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 service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	300	323	107.67%
HO-2 Operation/Support	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	40	0	0.00%			
HO-3 Prevention and Housing	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	80	75	93.75%	75	239	318.67%
HO-3 Prevention and Housing	Homeless	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homeless Person Overnight Shelter	Persons Assisted	500	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: \$	Rental units rehabilitated	Household Housing Unit	0	5				
HS-1 Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homeowner Housing Added	Household Housing Unit	0	0		7	1	14.29%
HS-1 Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	0	0.00%			

HS-2 Rental Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Rental units rehabilitated	Household Housing Unit	3	0	0.00%			
HS-3 Housing Construction	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$ / HOPWA: \$	Rental units constructed	Household Housing Unit	40	0	0.00%	15	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	15	1	6.67%	15	1	6.67%
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: \$ / HOPWA: \$416237 / HOME: \$ / ESG: \$ / HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		40	75	187.50%
SN-2 Social Services	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$416237 / HOME: \$ / ESG: \$ / HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	100	0	0.00%			

SN-2 Social Services	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$416237 / HOME: \$ / ESG: \$ / HOPWA: \$	Other	Other	0	0		20	57	285.00%
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 2019-2020 Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the 2015-2020 Consolidated Plan. As per federal regulations, a jurisdiction cannot spend more than 15 percent of

its grant funds and prior year program income for public services and cannot spend more than 20 percent of its grant funds and current year program income for administrative costs. According to the Integrated Disbursement and Information System (IDIS) PR26 Financial Summary Report, the City spent 7.04 percent (\$167,659) of its FY 2019-2020 grant amount on public services and 18.91 percent (\$397,623) on administrative costs.

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 Community Development Department(CDD) 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 2019, the Department continued with outreach to Hispanic residents by making CDD materials available in Spanish language, placing Public Notices in Que Pasa newspaper, 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	public - federal	2,088,113	2,621,814
HOME	public - federal	1,182,516	18,434
HOPWA	public - federal	429,110	241,016
ESG	public - federal	169,200	295,119

Table 3 - Resources Made Available

Narrative

The above chart as it relates to 'Resources Made Available' only reflects FY 19-29 grant funding. With the exception of HOME funds, the 'Amount Expended During Program Year 2019' includes prior year grant funds and FY19-20 grant funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100		
SOUTHSIDE	0		

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

Leveraging

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

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

- The City of Durham commits over \$6 million per year in City property tax revenue to support affordable housing and homelessness work.
- The City is prioritizing the use of City-owned property for affordable housing development. The City is working with affordable housing developers to construct 82 affordable multifamily rental units on a City-owned parcel in downtown Durham, which are expected to be completed in early 2021. In addition, the City is donating nine City-owned lots to nonprofit developers for the construction of affordable single family homes.
- For the construction and preservation of affordable housing, the City provides gap funding through a competitive process. Federal and local funds committed by the City are leveraged by private debt and Low income Housing Tax Credit equity on these projects.
- The City ensures that all ESG funds and all HOME project funds are matched as required (1:1 for ESG, 25% match for HOME project funds). Local funds typically serve as the match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	18,412,638
2. Match contributed during current Federal fiscal year	155,230
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	18,567,869
4. Match liability for current Federal fiscal year	29,250
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	18,538,619

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
1027 Moreland Avenue	08/07/2019	233	0	0	0	0	0	233
1411 Lathop Street	09/18/2019	75,255	0	0	0	0	0	75,255
2504 Ashe Street	08/07/2019	77,980	0	0	0	0	0	77,980
605 Carlton Avenue	08/07/2019	969	0	0	0	0	0	969
713 Arnette Avenue	08/07/2019	794	0	0	0	0	0	794

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,446,240	347,149	0	0	1,793,388

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	375	398
Number of Non-Homeless households to be provided affordable housing units	90	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	465	398

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	115	0
Number of households supported through The Production of New Units	15	0
Number of households supported through Rehab of Existing Units	20	4
Number of households supported through Acquisition of Existing Units	0	0
Total	150	4

Table 12 – Number of Households Supported

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

Some activities/projects started later than anticipated and was further delayed by the COVID-19 pandemic for the reporting period and therefore impacted the outcomes for goals identified in the FY 2019-2020 Annual Action Plan.

Discuss how these outcomes will impact future annual action plans.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	294	4
Low-income	0	2
Moderate-income	0	0
Total	294	6

Table 13 – Number of Households Served

Narrative Information

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

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Durham, in collaboration with the Durham Continuum of Care (CoC), has established coordinated entry processes for families and singles covering the entire CoC. Families and single adults experiencing homelessness are assessed by the Coordinated Entry Providers (Durham County Department of Social Services (DSS) and Volunteers of America (VOA)). Coordinated Entry operates out of the DSS building during normal business hours. After business hours and on weekends VOA operates a second location to assist people in need of shelter. Placing coordinated entry at DSS during business hours ensures that any household experiencing homelessness can be referred to and easily access mainstream programs, locally-funded homeless prevention assistance, and as well as emergency shelter. The CoC did not have any unsheltered homeless families in the annual homeless Point in Time Count conducted in January 2020. Coordinated entry for single adults and families currently uses a standardized assessment conducted by the Coordinated Entry service providers. This assessment allows emergency shelter beds and other housing resources to be triaged to those whom are most vulnerable. The City and County of Durham have jointly funded Street Outreach (non-HUD funded) project to ensure that unsheltered people are identified, made aware of housing options, and offered shelter/permanent supportive housing/rapid rehousing referrals as needed and requested. The Street Outreach provider is using the Homeless Management Information System (HMIS) to record contacts with people experiencing unsheltered homelessness. The CoC has adopted a common assessment tool for families and single adults and is used by the shelter, street outreach, and medical respite programs. In addition to the standard Coordinated Entry assessment the CoC utilizes a community-wide By Name List of people currently experiencing homelessness to prioritize chronically homeless households, homeless families, and homeless veterans for housing assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

Durham has a relatively low number of persons who are unsheltered as indicated in the annual homeless point in time count (PIT). In the 2020 PIT, a total of 77 persons, 22% of the total PIT Count of 349 people, were identified as being unsheltered. The Street Outreach provider visits known campsites and investigates reports of other places people may be camping while unsheltered. Some people in these campsites are willing to go to shelter, others do not want to go to an emergency shelter but would be interested in permanent housing, and some are not ready to move into any housing options. According to the Housing Inventory Chart (HIC) of dedicated homeless beds, the Durham CoC believes 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 project types. The only transitional housing beds dedicated to homeless people are funded by the U.S. Dept. of

Veterans Affairs' Grant & Per Diem program. Durham's HUD funds are no longer used for Transitional Housing Programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

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

The City of Durham works in collaboration with the Durham CoC to evaluate progress toward the 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 CoC was recognized by the federal government in 2016 for having ended chronic homelessness among veterans. The coordinated entry system is effectively prioritizing chronically homeless people, homeless veterans, and homeless families for permanent housing opportunities. However, the average length of time that households remain in emergency shelter is 96 days, according to our 2019 System Performance Measures reported to HUD. Durham's current housing market is quickly becoming unaffordable for many people experiencing homelessness and landlords are not always willing to accept subsidies. The Durham Housing Authority (DHA) has set aside 225 Housing Choice Vouchers for people exiting homelessness. The CoC is in the process of referring the final 60 households for the remaining vouchers. The Community Development Department is in conversations with DHA about ensuring there will always be a fixed percentage of the proposed RAD units available for households exiting the homeless system.

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

Actions taken to address the needs of public housing

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

The City and DHA have implemented a plan of enhanced cooperation and coordination that is deemed essential in maintaining and improving the stock of affordable housing in the City. There have been increased planning and communication with the DHA. Both have agreed to work together in the exploration of City funding and resource options to preserve DHA's public housing stock and protect its residents, including but not limited to bonded indebtedness. Voters in Durham overwhelmingly approved the city's \$95 million affordable housing bond, authorizing the city to issue up to \$95 million in bonds to fund affordable housing development projects to pay the capital costs of housing projects for the benefit of public housing, including persons of low income, or moderate income, including construction of infrastructure improvements related thereto.

The City is working with DHA and the community to develop a coordinated long term strategy for the redevelopment and maintenance of aging public housing sites and de-concentration of public housing as part of an affordable strategy that addresses affordable housing throughout the City.

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

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

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

Durham Housing Authority has been designated as troubled, based on an assessment of FY2018 performance by HUD. DHA submitted a Proposed Recovery Plan in January 2020, and an updated proposal in September of 2020 based off HUD's feedback. DHA is currently awaiting a response from HUD on their last proposal. The designation is primarily a result of low occupancy and poor maintenance inspection results. DHA has taken steps to address these results, bringing on board a new Director of Housing Operations in December 2019 to address the performance issues at its public housing sites and developing a maintenance overhaul plan with comprehensive repair schedules for all its existing sites. The funding for this will derive from its Operating budget, and its existing Capital Funds.

The initiation of this maintenance plan has been impacted by the need for significant emergency repairs at the 330 units McDougald Terrace development as a result of carbon monoxide leaks in a number of units on the property. The COVID-19 crisis has also slowed repair work, particularly in occupied units.

The City of Durham has worked closely with DHA to address emergency repair needs at McDougald Terrace, providing rapid inspections to assess needs and approve repairs, and contributing \$1.4 million in grant funding for emergency electrical upgrades. In addition, the City is partnering with DHA to address the root causes of the troubled designation: the challenge of maintaining aging public housing units in an era of shrinking public housing resources. DHA has embarked on an effort to rehabilitate or redevelop its entire public housing portfolio utilizing the Rental Assistance Demonstration program, beginning with four properties in central Durham. The City has committed to providing over \$60 million in funding for this effort to support predevelopment, relocation and gap financing needs for the first phases of the redevelopment effort.

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 has taken several important steps to support affordable housing citywide. In the fall of 2019, Durham City Council approved a portfolio of changes to the City's Unified Development Ordinance to encourage denser development in traditional single family neighborhoods in Durham's urban neighborhoods. These changes included allowing duplexes by right on all single family lots, making it easier and less expensive to develop accessory dwelling units, and encouraging different forms of development including cottage courts, small homes on small lots and flag lot development.

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

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

During FY 2019-2020, 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. A \$3.2 million Lead Hazard and Healthy Homes Grant received by the City from the U.S. Department of Housing and Urban Development (HUD) is used to carry out Lead Program services for 116 units; including application intake and eligibility screening, marketing, training, temporary relocation, Lead Inspections and Risk Assessments (LIRA) and lead remediation. In addition, 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 2019-2020 City and County government, non-profit homebuilders, private developers, subrecipients, the Durham Housing Authority and other organizations provided a wide range of services. All the entities work in partnership to meet housing needs.

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

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

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

Affordable housing advocates, citizens, and private developers have discussions on how to address the need for affordable housing and combat gentrification. Redevelopment in former working-class neighborhoods is making housing unaffordable to low and moderate income citizens.

During FY 2019-2020 the City released several RFPs for projects that produce new multifamily rental housing or preserve existing multifamily rental housing for households with incomes below 60% area median income.

The City is increasing the number of accessible housing units through the rehabilitation of existing housing stock by minor home repair grants available for 50% area medium homeowners 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. The City strives to monitor when either the contract term is 50% complete or when 50% of the expenditures have occurred. The on-site review includes fiscal and policy monitoring as well as programmatic monitoring. A monitoring report is sent to the sub-recipient within 30 days of the exit interview or final correspondence with the sub-recipient regarding the monitoring. If no concerns or findings are noted from the on-site visit, the project manager continues to monitor through invoices and documentation until the project is closed out. If concerns or findings are noted, 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. During FY 2019-2020, the Compliance Team had a vacant position and the City operated under a Stay-at-Home order due to COVID-19. Due to these extenuating circumstances, some monitoring visits were delayed and monitoring was conducted virtually. See attached FY 2019-2020 Monitoring Schedule.

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.

The draft FY 2019-2020 CAPER was made available for public review and comment from November 12, 2020 through November 26, 2020 on the Community Development Department's website at <http://durhamnc.gov/445/Community-Development>. Pursuant to federal regulations, the public was notified of the CAPER review period when an advertisement was run in both the Herald Sun and Que Pasa newspapers on November 11. 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 2019-2020.

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.

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 continues to update its homepage on the City's website to provide more extensive information about programs available for the low and moderate income population. 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

The IDIS PR-07 "Drawdown Report by Voucher" reflects that a total of \$347,148.58 was receipted in HOME program income during FY 2019-2020.

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)

The City is focused on expanding the production and preservation of affordable housing located close to jobs and transit. To this end, the City is partnering with a joint venture of two nonprofit developers to develop 82-units of affordable rental housing on a City-owned parcel in downtown Durham, next to the main bus station. This project, called the Willard Street Apartments, was awarded Low Income Housing Tax Credits and construction began in July 2019. In addition to the land, the City is providing \$3.6 million in local Dedicated Housing Funds to support the project.

The City is also working with the Durham Housing Authority (DHA) to execute a redevelopment plan for DHA and City-owned properties in central Durham. The plan covers four DHA existing public housing properties to be redeveloped through the Rental Assistance Demonstration (RAD) program and

additional vacant parcels owned by DHA and the City. The first phase of the plan entails the rehabilitation of the existing 178 unit J.J. Henderson Senior tower, and the construction of 80 of new units of affordable rental housing adjacent to the existing building. Funding for this phase, which includes a combination of local City funds and tax credits, has been secured and construction is expected to start by mid 2022. Planning is underway for the second phase of the plan, the redevelopment of the existing 519 E. Main and Liberty Street properties in downtown Durham.

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	20	57
Tenant-based rental assistance	20	18
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

During the fiscal year, the Durham County Department of Social Services as the Housing Opportunities for Persons With AIDS Project Sponsor for the Eligible Metropolitan Statistical Area covering Durham, Chatham, Person, and Orange Counties of North Carolina, provided Short-term rent, mortgage, and utility assistance assistance to 57 unduplicated households. Primary activities during this fiscal year provided individuals at risk of losing their housing with rental assistance. In addition, four individuals were assisted with establishing a new residence where on-going occupancy is expected to continue with Permanent Housing Placement dollars. Additionally, 18 Tenant Based Rental Assistance vouchers are currently being utilized and referrals for two more households were forwarded to the Durham Housing Authority for a voucher. Five other vouchers are slated to become available to new individuals on the waitlist as the Durham Housing Authority transitions five households to traditional Housing Choice Vouchers. Two participants relinquished a voucher. Unfortunately, one program participant passed away during the contract period.

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	Durham City & County CoC

ESG Contact Name

Prefix	Ms
First Name	Wanda
Middle Name	S
Last Name	Page
Suffix	0
Title	City Manager

ESG Contact Address

Street Address 1	P O Box 1829
Street Address 2	101 City Hall Plaza
City	Durham
State	NC
ZIP Code	-
Phone Number	9195604222
Extension	11230
Fax Number	0
Email Address	wanda.page@durhamnc.gov

ESG Secondary Contact

Prefix	Mr
First Name	Reginald
Last Name	Johnson
Suffix	0
Title	Community Development Director
Phone Number	9195604570
Extension	0
Email Address	reginald.johnson@durhamnc.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2019
Program Year End Date 06/30/2020

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

Subrecipient or Contractor Name: URBAN MINISTRIES OF DURHAM INC
City: DURHAM CONSORTIUM
State: NC
Zip Code: ,
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 0

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: 0

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 21 – Gender Information

6. Age—Complete for All Activities

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

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

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

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

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		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

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

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	0	0

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

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities