



CITY OF WILMINGTON

ANNUAL ACTION PLAN 2012-2013

Submitted to the Citizens of Wilmington
and the
U.S. Department of Housing and Urban Development
May 15, 2012
Adopted by City Council June 19, 2012

The City of Wilmington does not discriminate on the basis of race, sex, color, national origin, religion or disability in its employment opportunities, programs or activities.

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SF 424

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 5/15/2012		Applicant Identifier		Type of Submission	
Date Received by state		State Identifier		Application	
Date Received by HUD		B-10-MC-37-0010		Pre-application	
		<input checked="" type="checkbox"/> Construction		<input type="checkbox"/> Construction	
		<input checked="" type="checkbox"/> Non Construction		<input type="checkbox"/> Non Construction	
Applicant Information					
City of Wilmington		NC373144 WILMINGTON			
305 Chestnut Street		72007875			
Street Address Line 2		City of Wilmington			
Wilmington		North Carolina		Community Services Department	
28401		Country U.S.A.		Community Development Division	
Employer Identification Number (EIN):		New Hanover			
56-6000239		Program Year Start Date 07/01/12			
Applicant Type:		Specify Other Type if necessary:			
Local Government: City		Specify Other Type			
Program Funding		U.S. Department of Housing and Urban Development			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant		14.218 Entitlement Grant			
CDBG Project Titles: Housing, Public Facilities, Public Services, Administration		Description of Areas Affected by CDBG Project(s): Citywide, NorthSide Neighborhood Revitalization Strategy Area			
CDBG Grant Amount \$792,978		Additional HUD Grant(s) Leveraged \$712,617; \$175,203; 98,177; \$47,000		Describe: Continuum of Care, PHA; ESG: HPRP	
Additional Federal Funds Leveraged: \$ 1,485,504		Additional State Funds Leveraged: \$1,916,156			
Locally Leveraged Funds \$8,004,823		Grantee Funds Leveraged: \$217,998			
Anticipated Program Income \$261,550		Other (Describe):			
Total Funds Leveraged for CDBG-based Project(s): \$ 13,094,467					
Home Investment Partnerships Program		14.239 HOME			
HOME Project Titles: Housing, CHDO Set Asides, Administration		Description of Areas Affected by HOME Project(s): Citywide			
HOME Grant Amount: \$501,049		\$375,000 Additional HUD Grant(s) Leveraged		Describe NSP	
Additional Federal Funds Leveraged: \$5,129,287 inclds LIHTC		Additional State Funds Leveraged: \$1,549,445 inclds LIHTC			
Locally Leveraged Funds: \$742,85		Grantee Funds Leveraged: \$436,988			
Anticipated Program Income: \$209,150		Other (Describe):			

Total Funds Leveraged for HOME-based Project(s): \$8,442,555		
Housing Opportunities for People with AIDS		14.241 HOPWA
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)		
Emergency Shelter Grants Program		14.231 ESG
ESG Project Titles		Description of Areas Affected by ESG Project(s)
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for ESG-based Project(s)		
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?
Applicant Districts 7	Project Districts 7	<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A Program has not been selected by the state for review

Person to be contacted regarding this application		
Steven	L	Harrell
Manager	910-341-5838	910-341-5809
Steve.harrell@wilmingtonnc.gov		Suzanne E. Rogers
Signature of Authorized Representative		Date Signed
<i> Sterling B. Cheatham </i>		5-31-12

Action Plan

The FY2012-13 Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Action Plan Executive Summary:

The Annual Action Plan describes the programs and projects that will be initiated or continued during the period from July 1, 2012 through June 30, 2013. This is the first program year (PY) of the five-year Consolidated Plan. The main focus of the plan is to provide a summary of projects and programs that will address the housing and community development priorities identified in the City's Consolidated Plan. The plan provides direction for the appropriation of the City's federal entitlement grants and the related program income.

The City of Wilmington has been a Community Development Block Grant (CDBG) entitlement community since 1975. Funding comes to the City's Community Development Division, Community Services Department, in the form of an annual block grant administered by the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used with great flexibility to provide "decent housing and a suitable living environment and expand economic opportunities principally for persons of low and moderate income". In addition to the CDBG funds, the City receives HOME Investment Partnership Program funds, also funded through HUD. The HOME block grant is specifically for affordable housing.

In program year 2012-13, the City anticipates \$792,978 in CDBG entitlement funds and \$501,049 in HOME entitlement funds (a 22 percent decrease). Program income is estimated to be \$261,550 for CDBG programs and \$209,150 for HOME. In addition, as of March 31, 2012, the following funds were available: \$54,128 unexpended FY2011-12 CDBG and \$445,848 unexpended FY2011-12 HOME; and \$1,478,859 in HOME funds along with \$876,149 in CDBG funds prior year funds to carry forward. These funds will be used to complete and/or continue programs and projects identified in the FY2011-12 Annual Action Plan or applied to FY2012-13 projects as described herein. One hundred percent of CDBG funds are anticipated to be used for the benefit of low-to-moderate income persons.

The proposed projects and programs for implementation in the coming fiscal year, as presented in this plan, include projects to foster homeownership; preserve and rehabilitate existing housing stock; increase the supply of affordable rental housing, especially for the elderly and other special populations; provide services and support for the homeless, including ex-offenders, victims of domestic violence and at-risk youth. Resources are made available to provide for services to improve neighborhoods and serve citizens, including at-risk youth.

This Action Plan is prepared using HUD's guidelines for creating a Consolidated Plan. This Plan includes all the necessary and required elements of an Action Plan including, but not limited to, descriptive narratives, geographic area receiving benefits, identification of obstacles and barriers to meeting needs and providing affordable housing, planning process and methodology, monitoring plan, lead-based paint, specific housing development objectives, community development objectives, and homelessness prevention objectives. The plan also includes a budget for the use of CDBG and HOME entitlement funds for the plan year and carryover of unexpended funds from prior years.

The availability of the draft FY2012-13 Annual Action Plan along with a draft of the FY2013-2017 Consolidated Plan for public comment was advertised on the internet and in the Wilmington Star News newspaper on April 17, 2012. Copies of the draft were made available through the Community Development division, City Clerk's and City Manager's Office and on the City website. A summary report of the Plan will be presented to the Council and for public hearing on May 15, 2012.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Action Plan General Questions response:

1. The geographic area is the City of Wilmington and all census tracts within the city limits. Targeted areas will depend on the topic in question and will be noted in the respective sections of the Plan.

2. The NorthSide neighborhood was approved by HUD in 2004, as a Neighborhood Revitalization Strategy Area. The City is expected to continue to focus on the NorthSide for several years to come, especially with the development of the Martin Luther King Jr. Highway, which brings commuters and visitors directly through the NorthSide into downtown Wilmington. As such, development of Third and Fourth Street as a gateway to downtown and the revitalization of the NorthSide neighborhood is a priority for the City. This is evidenced by the City investments in attracting the new PPD world headquarters to the area, as well as the construction of a convention center. Other improvements enhancing the gateway include the completion of the 1898 Monument and Memorial Park and streetscape improvements to North Third Street. In order to further enhancements to the NorthSide area, the Community Development division supports a number of initiatives to preserve and stabilize the neighborhood. Prominent examples of such projects include the redevelopment of the former Taylor Homes public housing site with the construction 192 affordable rental units for low-to-moderate income households and senior citizens. The redevelopment of the old City garage property on 10th and Fanning Streets into a community services complex, including a community arts and education center, is another City priority which has been supported through CDBG and general fund investments. Additionally, the City continues to promote the construction and/or rehabilitation of affordable housing on infill lots and scattered sites within the NorthSide neighborhood. In addition to funds allocated to agencies, \$142,442 in CDBG funds have been set aside for NorthSide.

In addition to the NorthSide, the City is committed to neighborhood revitalization of the Southside Area, including the Castle Street corridor. The Wilmington Housing Authority (WHA) has received a Choice Neighborhoods Planning grant from HUD to create a plan to redevelop the Hill Crest development and surrounding Southside neighborhood area. City staff are working with WHA in this planning process. Once completed WHA will seek additional funding for capital investment in housing and other projects. This initiative takes into account the SouthSide Neighborhood Plan which was completed as a result of efforts of the City Development Sevices Department, Long Range Planning Division work with residents and other stakeholders in the SouthSide area, including Castle Street, to develop a neighborhood/small area plan to help guide the redevelopment of the area.

Likewise, a neighborhood plan has been completed for the Seagate neighborhood. Although these neighborhoods have not been identified as revitalization areas, housing assistance and other resources continue to be available for eligible households in these neighborhoods.

3. The greatest obstacle to meeting underserved needs in Wilmington is the extreme gap between the "haves" and "have-nots". Over the past several decades Wilmington and the surrounding region have experienced population growth as a result of in-migration of retirees and others; thus the limited supply of housing and developable land has become more costly. According to Wilmington's Future Land Use Plan, the city is 90 percent built out. The increase in housing cost has far out-paced any increase in median income. Providing affordable housing to anyone below 80 percent of area median income is a challenge. Special populations (elderly, disabled, homeless, ex-offenders) are adversely impacted by the gap of affordable housing. Furthermore, the recent economic recession serves to exacerbate the problems as the unemployment rate increases.

Many of the new residents moving to the area are retired and relocating from areas with higher incomes and property values. While this contributes to an increase in the area median income and brings higher income households into the local economy, it also factors into the increase in housing costs. While the Wilmington Metropolitan Statistical Area (MSA) median income increased 27 percent from 1999-2009, the median single-family sales price increased 47 percent for the same period. (Wilmington Regional Association of Realtors (<http://www.wrar.com/>)). This change in population negatively impacts the proportion of lower income households that have equitable access to housing in all areas of the region.

For residents earning wages from employment in the area, as opposed to income from retirement, 58 percent of the jobs in the Wilmington MSA in 2009 are low paying sales and service positions paying less than \$16 per hour or an average annual wage in the range of \$18,000 to \$32,000. (*US Bureau of Labor Statistics May 2009 Metropolitan Employment and Wage Estimates for the Wilmington MSA.*) According to Penn State's Living Wage Calculator, the hourly rate of pay necessary for a family of four in New Hanover County is \$27.13 (\$56,430/annually). This data demonstrates that although the HUD 2010 median income for New Hanover County is \$59,200, this income does not reflect the wages earned by a majority of working residents, which is not, according to the Penn State Living Wage Calculator, sufficient for providing the food, shelter and other necessities for a modest standard of living.

A 2011 Low Income Housing Coalition report "Out of Reach" determined that 53 percent of renter households in New Hanover County, including the City of Wilmington, were unable to afford a two bedroom unit at Fair Market Rent.

Home ownership continues to be a challenge for many households in the region. As noted above the majority of working households earn wages below the area median income. An examination of the area median income (AMI) over the past decade reveals that families earning 80 percent or less AMI have been challenged to purchase a home since 2004. This trend continues even with the recent decline in home prices. Not unlike many communities, the development of more affordably priced housing has moved farther from the existing economic and employment centers into rural areas within Brunswick and Pender Counties. Those homeowners that purchased more affordably priced homes in rapidly growing, newly developed suburban areas are experiencing the

increased cost of transportation. Ninety-one percent of the population in the region is paying more than 45 percent of their income on combined housing and transportation costs.

An analysis of HUD's most recent 2008 Comprehensive Housing Affordability Strategy data shows that a majority of homeowners (71%) and renters (69%) earn less than 80 percent of the area median income in Wilmington and are therefore housing cost burdened. This data also reveals that minority households experience housing cost burden at a greater rate than non-minority households. This information coupled with the existing income and housing data confirms what many affordable housing practitioners and government and public agency officials, among others, have observed, the region is experiencing greater disparity in equitable access to affordable housing based upon income.

The five-year Consolidated Plan for FY2013-2017 identified the greatest community development need in our community as affordable rental housing for the extremely-low and very-low-income families. In addition, the plan identified the need for access to affordable homeownership for low-income households as a priority, along with preservation of existing affordable housing stock, and providing emergency shelter and services for homeless and sustaining progress in transitioning homeless to permanent housing, including permanent supportive housing. Additionally, the plan identified special needs populations as high priority for prevention of homelessness, and housing and other services.

The proposed projects and programs for implementation in the coming fiscal year, as presented in this plan, include projects to develop affordable rental housing for elderly and families. The plan continues initiatives to provide affordable homeownership opportunities for low-to-moderate income households, as well as, support for low-to-moderate income homeowners seeking assistance with housing rehabilitation and/or repairs, especially elderly and other special needs populations. These projects help maintain existing affordable housing stock and foster homeownership within the city. In addition, the plan provides opportunities to rehabilitate foreclosed upon and vacant properties and return these units to the affordable housing market.

Additionally, youth serving organizations are also recommended for funding to ensure that at-risk youth have access to services needed to maintain a suitable living environment. Job counseling and placement services for special populations, specifically homeless and ex-offenders, are supported in the plan. Continued support for emergency shelters and transitional housing is included. Public facilities improvements for transitional housing serving special populations is provided for in the plan to ensure access to suitable living environment.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Action Plan Managing the Process Response:

1. The City of Wilmington carries out federal programs administered by the U.S. Department of Housing and Urban Development (HUD). The Five-Year Consolidated Plan is the document that Wilmington submits to HUD as an application for funding for the following programs:

Community Development Block Grant program (CDBG)
HOME Investment Partnership Program (HOME)

The lead agency responsible for the development of the City's Annual Action Plan is the Wilmington Community Development Division, Community Services Department.

Agencies assisting the City in carrying out its Plan include the Wilmington Housing Authority, Community Housing Development Organizations (CHDOs), Cape Fear Habitat for Humanity, and other non-profit agencies providing housing and public services to the homeless, victims of domestic violence, people with disabilities, and people released from local, state and federal institutions.

2. The development of the Annual Action Plan for CDBG and HOME Programs FY2011-12 is built on a number of other studies, plans and reports prepared in recent years:

- City of Wilmington Strategic Plan
- City of Wilmington's 2010-12 Adopted Budget
- Wilmington Future Land Use Plan
- NorthSide Plan
- Seagate Neighborhood Plan
- The SouthSide Small-Area Plan
- Wilmington Housing Authority's Five-Year Plan
- Tri-County Homeless Point-in-Time Survey
- Wilmington Star News
- 10-Year Plan to End Chronic Homelessness
- Continuum of Care (CoC) Strategic Priorities

- Southeastern Mental Health, Developmentally Disabled, and Substance Abuse Housing Plan

The process by which the plan was developed integrated the goals and objectives set forth in the aforementioned plans. To that end, the process include the solicitation of applications identifying activities to address CDBG and HOME objectives, priorities and needs identified in the City's Five-Year Consolidated Plan and City of Wilmington Strategic Plan.

Moreover, the City of Wilmington consulted with other public and private agencies to identify and prioritize community needs, and develop strategies and action plans. Through individual and group meetings, the representatives from the following agencies were consulted as part of planning process:

- Tri-County Interagency Council on Homelessness
- North Carolina Coalition on Homelessness
- Southeastern Regional Mental Health Center
- Wilmington Housing Authority
- The ARC of North Carolina
- LINC: Re-entry Roundtable Discussions
- Good Shepherd Ministries
- Wilmington Interfaith Hospitality Network
- First in Families of Southeastern North Carolina
- University of North Carolina Wilmington
- Coastal Horizons Center, Inc.
- Domestic Violence Shelter and Services, Inc.
- WAVE Transit
- Wilmington Housing Finance and Development, Inc.
- Wilmington Regional Association of Realtors
- City of Wilmington, Development Services Department, Planning Division
- City of Wilmington, Community Services Department, Parks and Recreation
- City of Wilmington Police Department
- City of Wilmington Fire Department
- AMEZ Community Development Corporation
- Affordable Housing Coalition of Southeastern North Carolina
- Cape Fear Council on Aging
- New Hanover County Department on Aging
- New Hanover County Planning Department
- Legal Aide
- New Hanover County Department of Social Services
- New Hanover Regional Medical Center
- North Carolina Department of Health and Human Services, Division of Aging; Division of Facility Services; Division of Mental Health, Developmental Disabilities, and Substance Abuse Services
- North Carolina Department of Corrections

- North Carolina Employment Security Commission
- Phoenix Employment Ministry
- DREAMS
- Cape Fear Area United Way
- NC Community Development Association
- NC Housing Finance Agency
- Cape Fear Area Chamber of Commerce

3. During the next year the Community Development Division will continue to work to enhance coordination between public and private housing, health, and social services agencies by maintaining an active participation and consultation with public and private agencies to address community needs.

The need for affordable rental housing was identified as a high priority for the City in the Consolidated Plan. City Community Development resources will continue to foster the development and/or redevelopment of affordable rental housing. As well as promoting the development of rental housing, the City will continue to support organizations, such as Cape Fear Habitat for Humanity and Cape Fear Housing Land Trust, which provide homeownership opportunities for very low and low income households. These agencies utilize construction and equity models that enable citizens to own a home for less than the Fair Market Rent. Additionally, the City will continue to provide financing for housing rehabilitation and work in partnership with the NC Department of Environmental and Natural Resources to offer lead hazard control grants to eligible households. Homeownership loans for eligible low to moderate income households will continue through the City's HOP program in partnership with area banks,

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Action Plan Citizen Participation response:

1. Citizen Participation Process:

Encouraging citizen participation and consulting with other public and private agencies are important parts of the planning process. The City used several methods to solicit citizen participation and to consult with other public and private entities, including public notices, public meetings, public hearings and other outreach efforts. A copy of the City's Citizen Participation Plan can be found on the City of Wilmington's website (www.wilmingtonnc.gov) or obtained upon request by contacting the Community Development Division.

Survey

A survey of key stakeholders was conducted to ascertain priority needs and strategies for community development. Rankings for strategies under three community development goals 1) Decent Housing, 2) Suitable Living Environment, and 3) Expanded Economic Opportunities revealed the following:

Figure # 1 Decent Housing Priorities

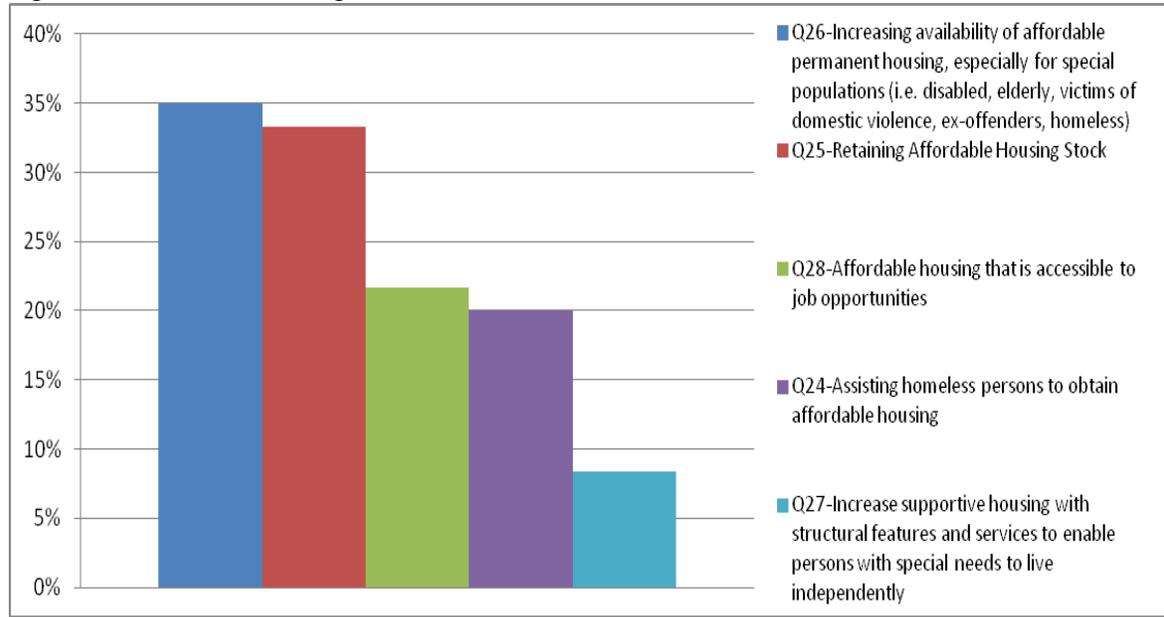


Figure # 2 Suitable Living Environment Priorities

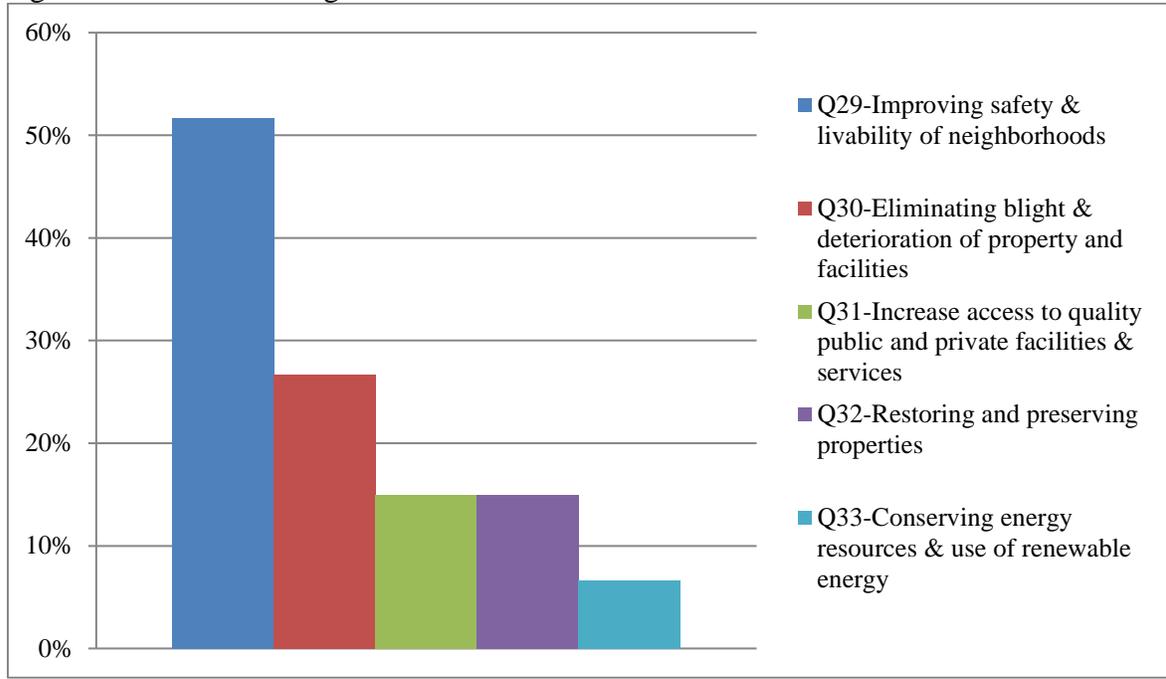


Figure # 3 Expand Economic Opportunities Priorities

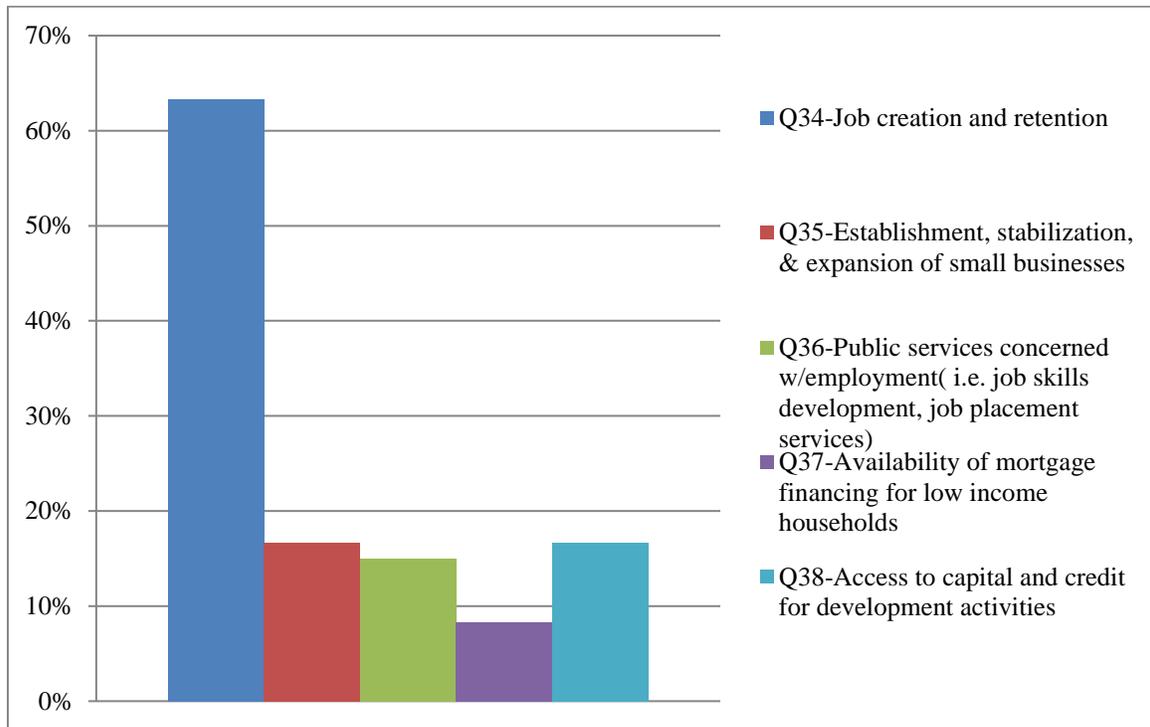
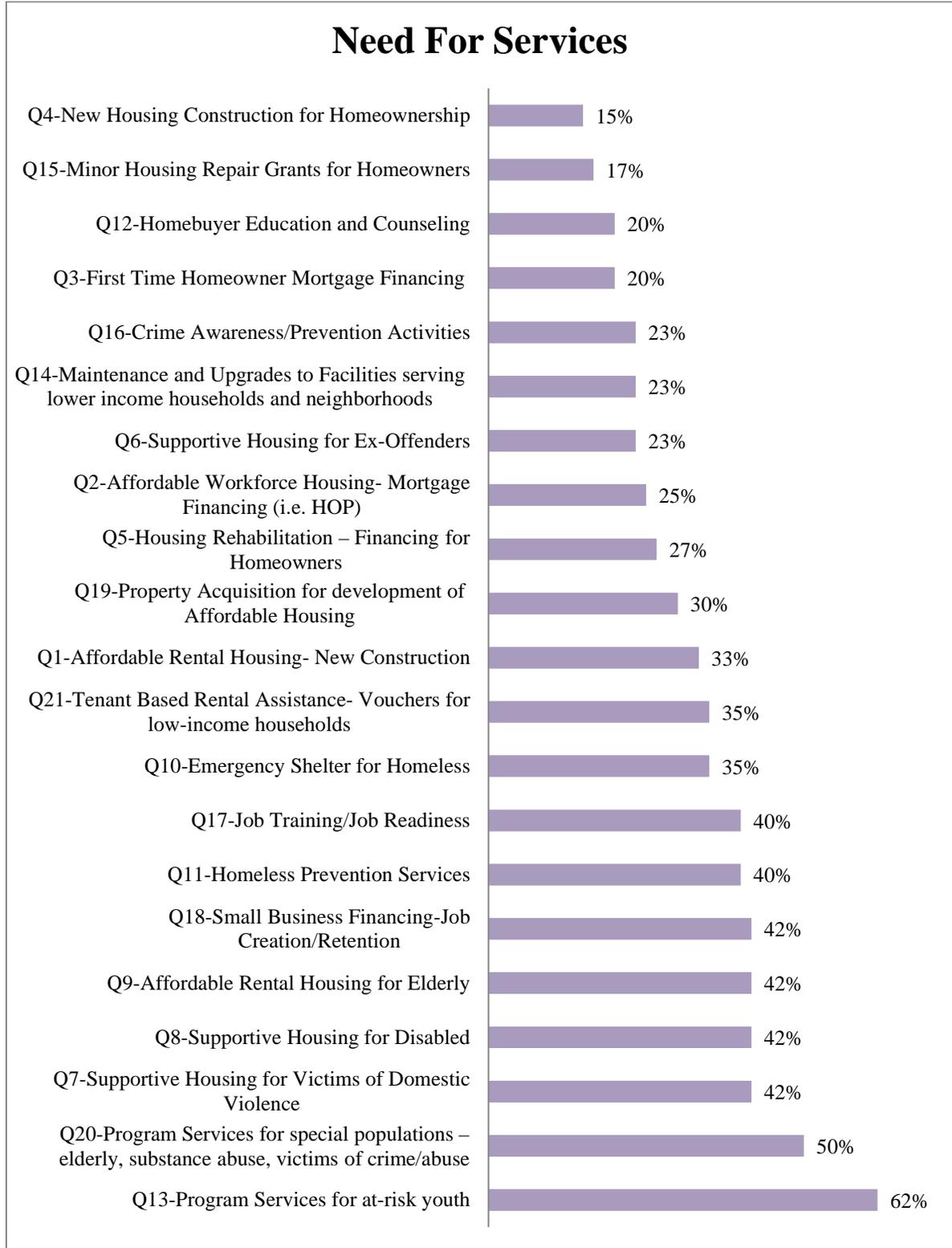


Figure # 4 Need for Services Priorities



Public Meetings

The City of Wilmington will hold a formal public hearing on May 15, 2012, to obtain comments on the draft of the FY2013-2017 Consolidated Plan and the FY2013-13 Annual Action Plan. The hearing will be held in Council Chambers at City Hall. Prior to the meeting a draft of the Plan will be e-mailed to more than 400 interested parties on the City's "Outside Agency" database and will be available on the City's website and in the New Hanover County main library. The public hearing and the 30-day comment period will be advertised in the local newspaper at least 14 days in advance of the hearing, and on the City's cable channel, and through local housing and service providers. Comments received during the planning process and during the 30-day comment period will be summarized in the final draft.

Throughout the year community development staff have attended meetings of various community initiatives, such as Affordable Housing Coalition, Tri-County Homeless Initiative Coalition, Re-entry Roundtable and others, and provided information as well as solicited input on various community development issues.

2. Citizen Comments: Below are public comments received:

I'd like to offer the following comments on the use of HUD funds for the upcoming City of Wilmington public review process.

1) the use of these funds should be targeted to areas that have shown success in job creation. These funds should support existing programs aimed at supporting entrepreneurial endeavors in downtown Wilmington. Programs like WDI's loan program has shown success in recruiting and supporting start up small business ventures.

Thank you,

John Hinnant
President & CEO
Wilmington Downtown, Inc (WDI)
221 N. Front Street, Suite 102
P.O. Box 2235
Wilmington, NC 28402
Phone: 910.763.7349
Fax: 910.343.6950
Email: john@wilmingtondowntown.com
Website: www.wilmingtondowntown.com

Received via e-mail 2/15/12:

I just wanted to send you a few points on why I believe that construction of single family rental units is a good use of federal funds:

1. Promotes infill development of lots that have been vacant and have a history of nuisance violations.
2. Development of these lots adds value to impoverished neighborhoods and increases tax revenues.
3. Increases property tax revenues without the need for installation of new roads and utilities.

3. Results in high quality, energy efficient housing that is affordable and rented below market rate.
4. Construction of new housing promotes additional private development and vitalization of urban neighborhoods.
5. Affordable housing located downtown is centrally located and convenient for tenants that rely on mass transportation.
6. Demand for affordable rental housing exceeds supply.
7. Results in much needed jobs for the local construction sector.

Thanks,

Darren

Public Comments on 2013-2017 Consolidated Plan
City of Wilmington City Council Public Hearing
May 15, 2012
Submitted by: Jess Brandes, Projects Coordinator with CASA
Address: 624 W Jones Street, Raleigh, NC 27603

CASA is the non-profit partner developing Lockwood Village in coordination with SNW, LLC. CASA has a 20-year history of developing high-quality, affordable housing, and we're very excited to be working in Wilmington to create this new community of 60 units for persons earning less than 60% of the area median income. We are honored that staff has recommended funding for our project of \$386,866 allocated from FY2012-13 HOME funds and the remaining \$281,391 to be allocated as follows: \$100,000 in FY2013-14 and \$181,391 in FY2014-15. This funding will be heavily leveraged – for each dollar the City commits, over eleven dollars will be pulled in from other sources.

CASA's mission is to create affordable housing and opportunities for successful living. Lockwood Village furthers this mission.

Wilmington needs more affordable rental housing. The average Wilmington renter earns about \$11 an hour. The wage needed to afford a typical 1-bedroom apartment here is \$13.¹ That difference means that renters are overburdened by their housing costs and unable to use their income for other things like saving for a home, building an emergency fund, or setting aside some money for retirement. Nearly 13,000 Wilmington renters are in this situation – paying an unaffordable rent.² Lockwood Village directly addresses this need – these units are for households earning between \$16,000 and \$36,000 dollars a year. 58% of Wilmington jobs fall into this income range.³

The need is real and it is large. The folks this community will serve aren't some small subpopulation – they are our teachers, firefighters, receptionists, home health workers, janitors, hairdressers, retail sales staff, school bus drivers, and many more.⁴ Additionally, this community will serve 6 persons with special needs – those who are homeless or who have a disability – and who struggle more than any group to locate and maintain a safe, permanent and affordable roof over their head.

Thank you again for your consideration of the staff recommendation to fund this project. Lockwood Village represents a substantial and necessary investment in the City of Wilmington.

¹ National Low-Income Housing Coalition. "Out of Reach 2012."

² US Census Bureau. 2009 American Community Survey.

³ City of Wilmington 2011-2012 Action Plan.

⁴ Employment Security Commission. Average 2011 Wilmington MSA wage data.

New Hanover County Schools 2010 Annual Report.

City of Wilmington Website. Fire Department webpage.

5/11/2012 Phone conversation with Daryl Dockery, Executive Director, Wilmington Residential Adolescent Achievement Program (WRAAP) and Suzanne Rogers, Community Development and Housing Planner, City of Wilmington. Mr. Dockery expressed disappointment that application for public facility project to rehabilitate rental building for use as headquarters and program space for WRAAP afterschool program. Mr. Dockery asked why he was not funded and what his organization could do to receive funding in the future. Mr. Dockery expressed the need for more program funds.

Response from Suzanne E. Rogers: Unfortunately the rental site selected and submitted in the application for public facility funding was no longer available for rent when the City reviewed the application to make funding recommendations. As part of the funding process applicants meet with City of Wilmington staff members to present their program/projects and address any questions for clarification or provide further information. Mr. Dockery explained at this meeting that the desired building had been rented and another suitable site was not selected. City staff could not recommend the project for funding since there was not specific site identified. Mr. Dockery was encouraged to submit another application at a future time when a feasible location was identified and secured. In regards to the program funding request, WRAAP received funding based upon prior year award with a reduction that was applied to all agencies. Reduction in funds resulted in a reduction, approximately 15 percent, to all agencies providing public service activities.

To: Community Development Division, City of Wilmington, NC

From: Linda Lytvinenko, Executive Director

Re: Public comments re: Five-Year Consolidated Plan and Annual Action Plan

The Five-Year Consolidated Plan for 2012-17 and Annual Action Plan for 2012-13 are well conceived and present a strong case for addressing the city's needs in terms of affordable housing, economic development/opportunity, and positive quality of life/living environments.

The comments offered below are offered in the spirit of strengthening the analysis and successful efforts to meet the city's needs in these areas.

Five-Year Consolidated Plan/Annual Action Plan

FYCP Pages 4-5/AAP Page 10: The identification and prioritization of needs and development of strategies and action plans could be strengthened if organizations that deal with adult education were included in the consultation process. Cape Fear Literacy Council and Cape Fear Community College connect with and provide vital instruction to adults in the city limits. It is imperative that adults have the opportunities to build their basic and workforce-readiness skills if they are to be able to access jobs, services, housing and amenities – as well as to be the positive force needed by their children for *their* success in school and beyond.

City of Wilmington Community Development response: In the future CD staff will make sure to consult with CFLC and CFCC and to include in list of agencies consulted. It should be noted that agencies, including CFLC, attending the pre-application workshop on December 9, 2011 were invited to complete a survey. The results of which are presented in this plan.

FYCP Pages 6-7/AAP Page 13-14: Needs for services. It is important to note that successful provision of, access to, and development of Economic Opportunities depend on a skilled workforce, and that the foundation of these skills is literacy: reading, writing, spelling, math, forms. Similarly, most of the Services outlined as priority needs require satisfactory literacy. Adults need to be literate for their own success, and also for their children. The needs related to job training, homeless prevention, special populations, at-risk youth, ex-offenders ALL require a basic literacy skill level. Unless illiteracy is recognized as a major contributor to most of the prioritized needs, it is unlikely that those needs will be met adequately. Illiteracy is often the great saboteur of efforts to propel adults forward, because many program creators/ providers do not realize the extent of the illiteracy problem.

Illiteracy is a major contributor to poverty, homelessness, gang activity, etc.

City of Wilmington Community Development response: Literacy services offered by CFLC are encompassed in the need for job training/job readiness; however, in future surveys of this nature literacy skill training will be specified as a component of job training/job readiness.

FYCP Pages 21-22. Both Cape Fear Literacy Council and Cape Fear Community College should be included as Service Providers related to Support Services, Outreach Services, Case Management, Domestic Violence Assistance, Veterans Assistance, Employment/Training/Life Skills Training and Other Support. The reality is that a good number of people in most special populations and disenfranchised groups are likely to have their choices limited because they lack adequate literacy skills. There is a glaring omission of literacy and basic education organizations on the list of service providers.

City of Wilmington Community Development response: CFCC and CFLC will be added to those service providers for the categories listed in the comment.

FYCP Pages 60+: Adults aged 65+ have lower literacy skills than any other age group. This contributes to their low-income and health problems.

Community Development must recognize that basic literacy is an essential ingredient to successful job skills and job training initiatives.

Antipoverty Strategy: Again, illiteracy is a major contributor to poverty, and literacy skill-building must be included as an anti-poverty strategy.

City of Wilmington Community Development response: Literacy services offered by CFLC are encompassed in the need for job training/job readiness; however the text will be revised to identify literacy skill training as a component of job training/job readiness.

Annual Action Plan (additional comments not covered above)

Page 23: Homeowner Education/Counseling and Page 30: Outreach and Education: Unless participants have adequate literacy skills, successful education efforts will not be possible. Participants must be able to read and comprehend the information.

Page 37, 38: Literacy and basic skill education is mandatory in addressing chronic homelessness and homelessness prevention.

City of Wilmington Community Development response: Adequate literacy skills are necessary for participants to successfully comprehend homeowner education and counseling services as well as financial literacy. Literacy services offered by CFLC are invaluable to preparing low-to-moderate income individuals to participate in these programs.

Some relevant statistics are offered below.

Poverty – 43% of adults with low literacy skills live in poverty versus less than 5% of those with strong skills. (*NIFL*)

Jobs/unemployment – over 70% of adults at the lowest levels of literacy have no job or only a part-time job. (*National Institute for Literacy*)

Senior Citizens – people aged 65 and over score lower on literacy skill levels than any other age group from age 16 and up (*NAAL, 2003*)

Children – the #1 factor in a child’s success in school is whether his/her mother reads. (*US Dept of Education & National Institutes of Health*) and a child who is not a fluent reader by 4th grade is likely to struggle with reading into adulthood. Today, 41% of fourth grade boys, and 35% of fourth grade girls read below the basic level, and in low-income urban schools this figure approaches 70%. (*The National Dyslexia Association, 2000*)

The Future – over 1 million children drop out each year, costing the USA over \$240 billion in lost earnings, lost tax revenues and greater demand for social services (*Jeff McQuillan, 1998; Literacy Crisis: False Claims, Real Solutions*)

Gangs/crime – 85% of all juvenile offenders are functionally or marginally illiterate and 60% of federal/state incarcerated are illiterate. (*NIFL*)

Health – the strongest predictor of someone’s health status is not age, income, employment, education or ethnicity: it is literacy skill level (*Partnership for Clear Health Communication*) and 46% of people can’t read their prescription bottle label (*AMA*).

3. Efforts to broaden public participation in the development of the consolidated plan: A survey, in conjunction with focus groups was used to broaden public participation in the development of the 2013-2017 Consolidated Plan.

4. Explanation of Comments not accepted:

All comments were accepted see above for explanation and responses provided.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Plan Institutional Structure response:

The City will continue to have formal and informal working relationships with the Wilmington Housing Authority, Community Housing Development Organizations (CHDOs), Cape Fear Habitat for Humanity, Leading Into New Communities (LINC), the Cape Fear Housing Land Trust and other non-profit housing developers. Likewise, the City supports the continued revitalization of the NorthSide with funding for site improvements to address blighted buildings and landscaping needs adjacent to the old City garage adaptive rehabilitation project.

In addition to work with local agencies and non-profits City Community Development staff members are working in collaborative partnerships with state agencies. To that end, the City entered into a contract with the NC Department of Health and Human Services

(NCHHS) to provide lead hazard control activities in low-to-moderate income households where children age six or under are present. This program will be used to augment the City's existing lead hazard control efforts.

During the FY2012-13 Annual Plan period a multi-family rental housing project will be constructed contingent upon receipt of NCHFA Low Income Housing Tax Credits and approval by City Council. Lockwood Village by CASA will provide 60 units of affordable rental for low income households. If funded by NCHFA, this project will enable the City of Wilmington to leverage its entitlement funds and increase the number of affordable rental units available for low-to-moderate income households.

The City will continue its close working relationship with nonprofit organizations involved in providing multi-family housing, emergency shelters, transitional housing for the homeless and domestic violence victims, and group homes for people with physical or mental disabilities, substance abuse problems or HIV/AIDS.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Action Plan Monitoring Response:

The Community Development Compliance Specialist will conduct an annual monitoring visit to every housing and community development project funded by HOME and CDBG as required. Additionally, Finance Staff assigned to the Community Development Division monitor compliance with all federal financial requirements pertaining to CDBG and HOME, such as those found in Office of Management and Budget Circulars and the Code of Federal Regulations Part 84 and 85. Agencies will be provided on-going technical assistance. Agencies identified with concerns or findings will be required to participate in-depth reviews, i.e., weekly, monthly and quarterly. Desk monitoring will also be conducted, where applicable, and all currently funded and affordability period eligible agencies are required to participate in a mandatory quarterly reporting tool. All newly funded housing and development projects will be provided with technical assistance regarding federal regulations, i.e. environmental assessment process, tenant selection process, Davis Bacon, fair labor standards, fair housing, Section 3, Minority Business Enterprises, etc.

The Community Development Staff will ensure compliance by reviewing the comprehensive plan and recommending eligible activities of proposed housing and community development activities for HOME and CDBG projects. Staff will meet with the Board of Directors or their designee for newly funded public service agencies to provide training on federal regulations, and outline the roles and responsibilities of the agency and the City. Pre-award conferences will continue to be held to finalize contracts

and review reporting compliance. Technical assistance, especially to new grant recipients, will be provided when deemed appropriate.

Community Development's goal is to complete all yearly monitoring visits by June 15th each grant cycle and continue capacity-building opportunities as well as one-on-one technical assistance as needed. Efforts will be continued to update the City's internal financial database and enhance coordination between Community Development and the Finance Department. The entire monitoring process will involve six basic steps: review of written agreements for compliance with required provisions, pre-monitoring contact and, technical assistance (where applicable), site inspections (including HQS Inspections, affordability, and client file review), monitoring letter (including written report), and follow-up for compliance.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Action Plan Lead-based Paint Response:

All housing rehabilitation activities will include a lead-based paint (LBP) assessment, hazard control and abatement where necessary. All Community Development outside agencies activities, such as the the AMEZ HOUSING CDC, Cape Fear Regional CDC, Habitat for Humanity, and Wilmington Area Rebuilding Ministry housing rehabilitation projects, will be monitored for compliance with the Lead Rule.

In addition, the Community Development division will provide lead hazard control activities in households with children age six or under using funding provided by the NC Department of Health and Human Services under a HUD Lead-Based Paint Hazard Control Grant. This program will be used to augment the City's existing lead hazard control efforts

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Action Plan Specific Objectives Response:

1. The lack of affordable housing, low paying service jobs and high economic volatility make securing affordable housing increasingly difficult for citizens. Moreover, these conditions threaten the stability of neighborhoods. Through the City's Strategic Plan, Welcoming Neighborhoods and Public Spaces Focus Area and the Five-Year Consolidated Plan the following priorities and objectives have been established:

- Clean, safe, attractive, diverse and convenient neighborhoods, that include a mix of residential, commercial, community facilities and recreation, and open space;
- Support permanent supportive housing for chronically homeless, frail elderly, disabled, and other special needs populations;
- Affordable homeownership for low-income households;
- Affordable workforce housing, especially for households from 80 to 120 percent of median income;
- Increasing stock of affordable housing stock by investing in new construction and rehabilitation;
- Preserve stock of affordable housing; and
- Provide affordable rental housing for those living in poverty, especially families, elders and the disabled.

To ensure the maximum benefit and leverage from limited resources, including entitlement funds and NCHFA Tax Credits, community development staff recommends projects be considered for funding over two or more years. The Annual Action Plan for FY2011-12 adopted by City Council included projects identified for multi-year funding. The FY2012-13 Plan identified projects for allocation of future entitlement funds contingent upon the availability of funds. In addition, the award of City funds is conditional upon the sub-recipient, grantee, developer, and/or contractor successfully securing financing and/or matching funds, and meeting all other requirements for funding from the City. The Annual Action Plan for FY2012-13 reflects the carryover of funds allocated for multi-year projects that are underway and near completion, along with the allocation of anticipated FY2012-13 entitlement funds.

AFFORDABLE HOUSING

TRANSITIONAL HOUSING / AFFORDABLE RENTAL HOUSING

The following initiatives address these priorities:

Transitional Housing: M.E. Roberts Transitional Living Facility. There continues to be a great need for transitional housing, especially for ex-offenders coming out of state and federal prisons (reportedly 25,000 per year in North Carolina, more than 2,800 in New Hanover County--43 percent of which are homeless). The City's specific objective is to collaborate with LINC, New Hanover County, North Carolina Housing Finance and the N.C. Department of Corrections to develop a transitional housing program specifically for the re-entry of homeless individuals, including supportive services for employment, education, family reunification, substance abuse, health and mental health. The M.E. Roberts Transitional Center will house 40 individuals; and LINC will continue to work with nearly 250 additional ex-offenders. The project is outside the city limits, but the collaborative efforts between the City and the County and the location of the clientele enable the City to participate well within the federal regulations. With a 12 percent recidivism rate this transitional housing project and the LINC operational program will help to decrease crime in the Wilmington - New Hanover area. A total of \$550,000 in CDBG and other City community development funds were allocated to this project. As of March 31, 2012, \$454,386 remains to carry-over to FY2012-13 for this project. Construction is underway and will be complete before the end of the current fiscal year. The total budget for this project is \$1,360,436. In addition to the funding for construction, the City has secured a \$300,000 grant from the U.S. Department of Justice to support program activities at the new facility.

Public Housing: New Brooklyn Homes (formerly known as Taylor-West). The Housing and Economic Opportunities, (HEO) INC. a 501(c)3, under the Wilmington Housing Authority, has completed the redevelopment of the former Taylor Homes public housing development site in the NorthSide revitalization area. The construction of New Brooklyn Heights along with The Pointe at Taylor Estates and Robert R. Taylor Homes makes available an additional 192 affordable housing rental units. New Brooklyn Homes is a public housing development, not Section 8, and is not eligible for HOME funds. This project utilized NCHFA Tax Credits and other revenues to construct 48 multi-family

units for extremely low, very low and low income households. This project was approved in the FY2009-10 Annual Action Plan. The City's investment of \$300,000 leveraged a \$5.8 million dollar project. The project is occupied and in the close-out phase.

Affordable Rental Housing for Elderly and the Disabled:

- Pine Ridge. The Housing and Economic Opportunities, (HEO) INC. a 501(c)3, under the Wilmington Housing Authority, has proposed to develop a senior affordable rental multi-unit project at 807 John D. Berry Drive. This project will utilize NCHFA Low Income Housing Tax Credits (LIHTC) and other affordable housing financing, along with \$350,000 in CDBG funds for this \$5.4 million dollar project. Multi-year funding is recommended, with \$175,000 from the CDBG Revolving Loan Fund allocated in FY2012-13 and the remaining \$175,000 to be allocated from FY2013-14 CDBG entitlement funds contingent upon availability of funds. Funding of this project is contingent upon successful re-zoning by the City of Wilmington and receipt of LIHTC and other financing. *Note, on 5/1/2012 Wilmington City Council voted not to re-zone the property to allow the construction of multi-family units. The funds allocated for this project will be reprogrammed at a future date pending public notice and comment period requirements are met for a substantial amendment.*
- Greenville Trace. RHA Health Services, Inc. a 501(c)3, non-profit serving elderly and disabled persons through the development and operation of residential housing, nursing homes, hospitals and related facilities constructed two (2), four unit buildings for residents with disabilities, including the developmentally disabled and persons with mental illness. The project, Greenville Trace, is located in the Seagate neighborhood. All tenants will receive supportive services. The project leveraged 84 percent of funding needed from sources other than the City, to include NCHFA. This \$175,000 project was approved in the FY2009-10 Annual Action Plan. In FY2012-13, \$17,500 in HOME funds will be carried over to complete this project. Construction will be complete and the units occupied in the current fiscal year.
- Lake Ridge Commons. The RHA Housing, Inc. Middle Grove elderly rental project was approved in the FY2009-10 Annual Action Plan. Unfortunately, the project was not approved for tax credits from the NCHFA. Subsequently, another developer, TCG Development Services, LLC secured the project site and successfully applied for tax credits through the NCHFA. The Lake Ridge project consists of 75 units of elderly rental housing (the same as the original project). The project, Lake Ridge Commons, is located at 4160 Lake Avenue. Rents will be affordable to seniors with incomes below 60 percent area median income. Prior year HOME funding, \$455,403, allocated to this project will be carry over to FY2012-13. This \$650,000 City investment will leverage a \$9.2 million dollar project. The project is under construction.

- Cape Fear Regional Community Development Corporation (CFRCDC) is a recipient of Neighborhood Stabilization Program (NSP) funds through the North Carolina Community Development Initiative (NCCDI) to acquire vacant foreclosed properties for rehabilitation and resale or rental to eligible low-to-moderate income households. A multi-year approach is recommended for the acquisition and rehabilitation of up to seven foreclosed properties to be redeveloped and managed by CFRCDC for senior rental. In FY2012-13, \$50,000 in HOME CHDO set-aside funds is recommended for allocation to CFRCDC, with an additional \$250,000 in FY2013-14 HOME CHDO set-aside funds, to match additional NSP funds (\$500,000) for the acquisition and redevelopment of at least seven vacant foreclosed properties within the city of Wilmington

Affordable Rental Housing:

- Lockwood Village. Community Alternatives for Supportive Abodes (CASA) proposes to construct a 60 unit multi-family affordable rental project at 4900 South College Road. CASA is a non-profit housing developer with over 20 years experience owning and managing over 290 affordable housing units and developing affordable housing in North Carolina. CASA is requesting \$650,000 in City entitlement funds towards this \$7.5 million project. Multi-year funding is recommended, with \$368,609 allocated from FY2012-13 HOME funds and the remaining \$281,391 to be allocated as follows: \$100,000 in FY2013-14 and \$181,391 in FY2014-15. Funding of this project is contingent upon successful Monkey Junction annexation or voluntary annexation by the City of Wilmington and receipt of NCHFA LIHTC and other financing.
- AMEZ Housing Community Development Corporation. AMEZ HOUSING CDC will carry forward \$150,000 in CHDO proceeds allocated in FY2011-12. Another \$150,000 in CHDO set-aside is recommended for FY2012-13, for use in the development of up to four homes for affordable rental housing. AMEZ HOUSING CDC has ownership of properties at 701 McRae St. and 905, 909, 913 Grace Street. Currently there is an oversupply of housing on the market for homeownership and AMEZ HOUSING CDC has experienced a decline in sales of homes it has developed. Development and management of affordable rental housing will address a high priority need within the City.

AFFORDABLE HOMEOWNERSHIP/ PERSERVE AFFORDABLE HOUSING STOCK

This priority includes the following objectives:

- **Community Land Trust:** The City continues to support the Cape Fear Housing Land Trust (CFHLT) with a recommended allocation of \$21,250 in FY2012-13 General Funds. Moreover, the City will convey property to the CFHLT at no cost for

redevelopment and sale to low-income households. The first property included a rehabilitation loan for \$57,400 and a \$4,000 contingency grant for the redevelopment of a house located at 808 North 6th Street. Upon sale of the house, using the Land Trust model, the Land Trust will receive a 12 percent development fee. This property is currently on the market for sale. Another City owned property has been identified for conveyance to the Land Trust in FY2012-13. The development of these properties will provide development fees to help support the administrative cost for the Land Trust operations. Since the Land Trust's inception the City has provided \$218,880 to the Land Trust for administrative cost and to support the formation, incorporation, and development of organizational capacity. In a prior year the City provided \$220,000 in HOME funds to the Land Trust, through Cape Fear Habitat for Humanity (CFHFH) as fiscal agent, for the acquisition of 2.178 acres of land for development of eight units – Gideon Point. The houses will be developed by Habitat, and the land will be transferred to the Land Trust upon sale of each unit.

- **Cape Fear Habitat for Humanity:** Using the Habitat model Cape Fear Habitat for Humanity (CFHFH) provides housing for families earning 30 to 60 percent of the area median income (AMI). CFHFH constructs about 12 houses per year and has no problem finding qualified homebuyers using Habitat underwriting and intensive case management. Often Habitat homebuyers pay less for the mortgage than they were paying for rent. Habitat will carry-over \$203,880 FY2011-12, HOME funds to acquire lots for in-fill construction or houses for rehabilitation of up to six units of housing. Additional funding of \$105,000 is recommended from the FY2013-14 HOME entitlement to acquire and rehab up to seven more houses. Habitat is in the process of acquiring properties in the current fiscal year. Moreover, when feasible the City will provide City-owned foreclosed property to CFHFH. The City invested in the Cornerstone Cottages and Corbett Street projects to produce 36 units of affordable housing. Prior year funds of \$9,500 in HOME funds remaining from the Corbett Street project are available to reprogram for the Gideon Point development. This project is in the close-out process and all remaining funds should be expended in the current fiscal year.
- **CHDO Proceeds:** HUD allows for the creation of Community Housing Development Organizations (CHDOs) to develop affordable housing for low to moderate income households within lower income communities. CHDO's are non-profit organizations with representation from low to moderate income individuals or communities serving on the board of directors. AMEZ HOUSING CDC and Cape Fear Regional Community Development Corporation (CFRCDC) are currently the only certified CHDOs in the city. CHDO's may use sales proceeds from the development of housing for operating and future development. As of March 31, 2012, the City was holding \$285,744 in proceeds available for use by AMEZ HOUSING CDC and CFRCDC.
- **CHDO Set-aside:** HUD requires that at least 15 percent of HOME funds be set-aside for use by CHDOs. To date \$2,569,446 has been set-aside; this is more than the required cumulative set-aside of \$1,347,989 as of FY 2011-12. HOME funds will be

set-aside in the future as needed to meet the requirements and provide funding for CHDO projects. As of March 31, 2012, \$65,294 is available for use by the CHDOs. Another \$200,000 in HOME funds will be allocated to the CHDO set-aside for FY2012-13 for use by AMEZ CDC and CFRCDC projects as described herein.

- **Cape Fear Regional Community Development Corporation:** Cape Fear Regional Community Development Corporation (CFRCDC) is a recipient of Neighborhood Stabilization Program (NSP) funds through the North Carolina Community Development Initiative (NCCDI) to acquire vacant foreclosed properties for rehabilitation and resale to eligible low-to-moderate income households. HOME CHDO set-aside \$293,159 funds allocated in FY2011-12 will carry-forward for CFRCDC to use to match additional NSP funds (\$500,000) for the acquisition and redevelopment of at least five vacant foreclosed properties within the city of Wilmington. CFRCDC will market these properties for homeownership; however, if the homes do not sell within 12 months on the market the units will be converted to affordable rental property to be managed by CFRCDC. Currently, CFRCDC is in the process of acquiring property for rehabilitation for affordable rental housing.
- **Home Ownership Program (HOP):** The City will continue to administer the HOP program to provide zero interest, second mortgages for eligible households. This program uses CDBG, HOME, and General Funds. The program serves families up to 120 percent of area median income. In FY2012-13, \$81,590 in CDBG program income/revolving funds will be allocated for the HOP program, along with \$50,000 in HOME entitlement funds. In addition, \$163,597 in General Fund Revolving Funds will be available for HOP. Prior year FY2011-12 HOME funds of \$105,000 will carry-over.
- **Workforce Housing:** In FY2011-12 efforts continued to market the City's HOP program and encourage the purchase of affordable housing within the city limits by households earning between 80 and 120 percent of the Area Median Income. Marketing and community outreach efforts, coupled with the homebuyers tax credit and the availability of affordable priced housing, due to the changes in the real estate market, resulted in an increase in the City's loan production. The success of the HOP workforce housing program has depleted the general funds available. Without an infusion of general funds the HOP program will be limited in the number of workforce housing loans that can be provided, it is estimated that only three workforce loans will be closed during FY2012-13.
- **Homeownership Education and Counseling:** In conjunction with the HOP program and the Workforce Housing initiatives the City offers a six-hour homebuyers' workshop provided each month, or on request, by the Community Development Housing staff. Both of the City's Housing Finance Counselors are HUD Certified. In addition to homebuyer education, the Housing Finance Counselors will be providing delinquency counseling to assist existing City housing loan recipients to work out payment plans and avoid foreclosure if at all possible.

PRESERVE AFFORDABLE HOUSING STOCK

The City will continue to utilize CDBG and HOME funds to make low-interest loans to rehabilitate sub-standard housing citywide, for low-income families, elders and people with disabilities.

- **Foreclosed Properties Disposition and Rehabilitation:** Prior year CDBG funds in the amount of \$50,420 will be carried forward to be used to board-up, re-key locks, and make minor repairs and clean-up City-owned foreclosed properties. The method for disposition of the properties is determined after taking into consideration the outstanding loan balance, financing and resale restrictions, and potential for resale, redevelopment and/or conveyance to non-profits with the goal to ensure continued availability as affordable housing. Unfortunately the City is experiencing an increase in foreclosure of properties in the City housing loan portfolio. In almost every case the foreclosure results from the death of the homeowner; however, because of the declining real estate market the properties are not being sold by heirs or purchased at foreclosure sale. In order to return these properties to affordable housing and maintain the stability of the neighborhoods the City is seeking homebuyers, and non-profit and for-profit developers to acquire these properties. Deed restrictions require the properties remain affordable housing. In addition, eligible non-profits may seek financing to redevelop the property through the City's Rehabilitation Loan Program.
- **Minor Housing Repair Loan Program:** Beginning in FY2009-10 the City offered a Minor Housing Repair Loan Program for current home owners. Loans at interest rates from zero to two percent are made available to lower and moderate income home owners for minor housing repairs up to \$25,000. Remodeling projects and home additions are not eligible uses of funds under this program. Applicants must have owned their home for one year or longer, and must occupy the home as their primary residence. Loan payments are based on income, the ability to repay, and may be deferred. Loans will be funded through the Housing Rehabilitation Loan Fund as described below.
- **Housing Rehabilitation Program:** Low or no interest loans are made available to low income homeowners in need of extensive housing rehabilitation. Loan payments are based on income, the ability to repay, and may be deferred. Funds allocated in prior years will be carried-over as follows: FY2011-12, \$305,881 in HOME funds is allocated for this program, along with \$407,119.53 in prior year HOME funds. As of March 31, 2012, \$241,338 is available in the Housing Rehabilitation Loan Revolving Fund. Loans for CF Housing Land Trust rehabilitation construction will be made from this fund with repayment due upon sale of the house. Please note a \$40,000 no interest loan to Domestic Violence Shelter and Services is recommended for approval from this loan fund. This loan will be repaid over a term to be determined.
- **Neighborhood Revitalization Initiative (NRI):** In FY2012-13 Cape Fear Habitat For Humanity (CFHFH) and Wilmington Area Rebuilding Ministry (WARM) proposed a target neighborhood strategy in the Southside area. This NRI proposal will support

WARM’s efforts to make critical home repairs to up to 15 eligible homes. CRHFH will focus on the acquisition and rehabilitation or reconstruction of up to six homes in the area for sale to low-income homebuyers. Habitat will also make major home repairs to up to five owner occupied homes. Finally, as part of this comprehensive approach CFHFH will implement a neighborhood beautification program “A Brush with Kindness” to paint up to 10 homes. Multi-year funding is recommended, with \$150,000 in FY2012-13 CDBG funds and \$161,000 in FY2013-14 CDBG funds.

- Grants for lead paint control, voluntary relocation, and demolition are also available, in limited amounts, to assist home owners and sustain decent, safe neighborhoods
2. Federal, State and local public and private sector resources that are reasonably expected to be available to be used to address identified needs for the period covered by the Action Plan:

• CDBG and HOME Entitlement funds	\$ 1,294,027
• CDBG and HOME Program Income	\$ 245,700
• Carryover of CDBG and HOME Funds from prior years	\$ 2,355,001
• 3/31/12 Unexpended FY2011-12 CDBG/HOME appropriated funds	\$ 499,976
• City General Funds and Revolving Loan Funds for housing and economic development	\$ 654,987
• HUD Continuum of Care	\$ 712,617
• North Carolina Housing Finance Agency	\$ 11,629,657
• State Funds (NCDSS)	\$ 2,178,156
• Other Federal Funds (HHS, HPRP, DOJ, FEMA, VA, NSP etc.)	\$ 1,923,671
• Public Housing	\$ 175,203
• Private funds	\$ 7,140,855
• New Hanover County Funds	\$ 580,985
• City General Funds	\$ 237,275

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Action Plan Public Housing Strategy Response:

The Wilmington Housing Authority's (WHA) focus will include continued efforts to revitalize its obsolete housing while adding to its overall inventory by constructing new units to better meet the ever-growing need for affordable housing in the city of Wilmington. Some of the specifics include: the ongoing renovation of 198 units of existing public housing and the creation of fifty units of senior public housing. In addition to WHA's more substantial new construction and renovation efforts, there will continue to be major upgrades to our housing stock in the areas of plumbing, electrical, HVAC and landscaping.

In addition, through various in-house programs, along with participating service providers, WHA will provide resources and guidance that will assist residents to work toward self-sufficiency, become more involved in management initiatives and to experience the pride of homeownership. WHA endeavors to empower resident leaders to become even more effective representatives of their communities.

The WHA Section 8 program will continue to pursue additional vouchers to assist more families. WHA has been successful in the pursuit of targeted population vouchers, such as the Veterans Administrative Supportive Housing (VASH) vouchers.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Action Plan Barriers to Affordable Housing Response:

- Reductions in program income as a result of the housing market recession limits the City's ability to continue funding a comprehensive array of community development housing initiatives. Not unlike the for-profit sector, the City has seen an increase in delinquent payments, a reduction in borrowers ability to access equity and pay off loans, and a moderate increase in foreclosures. Although, the City's experience is not any more significant than that of area banks, it has negatively impacted program income and consequently the availability of funds for programs and projects.
- Availability of developable land is a major barrier to affordable housing. Subsidizing nonprofit housing developers to purchase property and build single-family, stand-alone homes has become increasingly expensive. The City will look more toward providing financial incentives for projects with multiple units. This could be accomplished through funding one facet of the project, such as acquisition, infrastructure or impact fees.

- The cost of addressing lead-based paint (LBP) hazard control remains an issue for rehabilitation of housing constructed before 1978. The City will augment housing rehab loans, when possible, with the NCHHS HUD Grant for lead hazard control activities in households where children age six and under are present.
- HUD will no longer assist with financing, through Continuum of Care, for transitional housing. Without those resources to provide transitional housing the City will attempt to address the need for transitional housing with CDBG, HOME and General Fund resources. Notwithstanding the limited resources available, transitional housing continues to be a viable option for homeless individuals and families that do not have permanent supportive housing readily available. That said, the City will continue to advocate for support of such projects as the M.E. Roberts Memorial (transitional housing) Center, a re-entry program for ex-offenders.
- NIMBY (Not in My Backyard) attitudes when coupled with the limited availability of developable land makes affordable housing projects subject to opposition from neighboring property owners expressing concern over the perceived negative impact of affordable housing developments on property values.
- Increase in number of households in poverty, especially African American families, is a barrier to affordable housing as these households struggle to maintain decent housing within their budget. Development of affordable housing and housing subsidy are necessary to ensure access to decent housing for low-income households.
- Increasing cost of housing over time compared to wages. Over the period from 2000 -2009 median housing values increased by 71 percent in the city, greatly outpacing increases in median income over the same period at 26 percent.
- Impacts from changes in the economy such as job loss and job insecurity along with difficult in obtaining credit continue to affect the homebuyer market in Wilmington. Several non-profit and affordable housing developers are experiencing difficulty selling inventory. The City of Wilmington affordable mortgage program, Homeownership Opportunities Program (HOP), has experienced a decline in the number of loans made.
- Increased demand for rental property drives up the market rate for rental property contributing to the housing cost-burden for low income renters. According to a January 24, 2012 article in the Wilmington Star News Wilmington area apartment rents increased by 5.2 percent in 2011 compared to 2010; nationally the increase was 4.7 percent.
- A deficient in the availability of permanent resources to sustain current efforts to move homeless individuals and households into transitional housing and permanent supportive housing is a barrier to affordable housing for homeless. Significant strides have been made over the past year to 18 months to assists homeless individuals and those at –risk of becoming homeless to secure housing. On component of this

success was the availability of ARRA Homeless Prevention and Rapid Re-housing funds. These funds are no longer available and other sources of funding will need to be identified to continue the level of services.

- Approximately half of the housing units in Wilmington were constructed prior to 1979, thus requiring lead-paint remediation and abatement. The cost of lead-hazard control increases the cost of housing rehabilitation for low-to-moderate income homeowners.
- The recent economic recession and continued housing market decline is a barrier to affordable housing. The lack of access to credit for developers is an impediment to the construction of new units of affordable housing, both rental and homeownership. This problem also impacts those seeking financing for rehabilitation projects as well. Further, the increasing number of foreclosed and abandoned houses threatens neighborhood stability and home values. Moreover, continued high unemployment, relative to pre-recession rates, increases the number of households in need and erodes confidence among those in a position to develop or purchase housing. Finally, state and local governments' budget gaps reduce the resources available to support community development initiatives and services. In response to these barriers the City will continue to maximize leverage and support NCHFA Tax Credit Projects which provide financing for the development of affordable housing within the city limits. Additionally, the HOP program provides second mortgages at no/low interest, along with down payment assistance when available to help low-to-moderate income and workforce income households purchase affordable housing, including foreclosed units.

City of Wilmington Fair Housing Plan

Impediments

The Analysis of Impediments identified the following Impediments to Fair Housing Choice in the City of Wilmington:

A. Lack of affordable housing, specifically for disabled and low-income populations

Service providers report that demand exceeds the supply of accessible, subsidized units for disabled individuals. The lack of affordable rental housing, especially for elderly, disabled and other special populations is well documented, by the Consolidated Plan, and practitioners.

B. Lack of fair housing enforcement by a local agency or department

Currently, the City of Wilmington and New Hanover County do not have a fair housing department or agency to receive complaints, or promote education and outreach. Lack of effective enforcement is a potential barrier to fair housing in the City and County. Without a local presence and efforts of a local fair housing agency it is more difficult to

raise awareness of the law and rights granted under the law. Many who are aware of their rights may not be aware of how or where to file a complaint. This lack of a central location for filing complaints and obtaining information about fair housing may constitute a barrier to fair housing. Additionally, a lack of education by both citizens and housing professionals may lead to discrimination or a violation of fair housing laws.

C. Disparity and inequality in lending

Analysis of 2008 HMDA data reveals a disparity in the loan origination patterns and denial rates of minorities and non-minorities in the Wilmington MSA. Despite similar income levels, minorities have a higher rate of denial than non-minorities. The data however is limited in scope and further investigation would be necessary to determine if discrimination is present. Note that the perception of lending bias, or undue burdens on minorities seeking home loans could be a barrier to fair housing.

Actions to Address Impediments

A. Lack of affordable housing, specifically for disabled and low-income populations

Action: Promote the City's Voluntary Density Bonus Program

City staff will continue to identify models from other communities and develop strategies to promote the City's voluntary density bonus program.

Action: Provide CDBG & HOME Funds to Support Affordable Housing

The Annual Action Plan for expenditure of Community Development Block Grant and HOME Investment Partnership funds identifies initiatives for affordable housing development for low and moderate income, including disabled, residents.

FY2012-13 Action:

- Cape Fear Habitat for Humanity (CFHFH): Carryover funds for acquisition and development of six affordable housing units for household with earnings at 30 to 60 percent of the area median income (AMI).
- Cape Fear Regional CDC: provide additional funds and carryover HOME funds to match NSP funds for the acquisition and redevelopment of no less than five vacant foreclosed properties for sale to households at or below 80 percent AMI.
- LakeRidge Commons: Carryover of HOME funds to support the construction of 75 units of affordable rental housing for elders, part of North Carolina Housing Finance Agency (NCHFA), Low Income Housing Tax Credit (LIHTC) project.
- CFHFH/Cape Fear Housing Land Trust- Gideon Point: CBDG carryover for infrastructure development in preparation for construction of eight units of affordable housing
- LINC/ M.E.Roberts: CDBG and other funds carryover to for adaptive rehabilitation of unused county jail into supportive transitional housing for homeless ex-offenders re-entering the community

- AMEZ Housing CDC: Provide additional funds and carryover HOME CHDO proceeds for development of up to four affordable rental units for low to moderate income households
- RHA/Greenville Trace: Carryover HOME funds for the development of eight units of affordable supportive rental for developmentally disabled.
- Lockwood Village: HOME Funds for construction of 60 units of multi-family housing for low-income households.

Action: Seek Additional Funds for Development of Affordable Housing

City staff will continue to work with New Hanover County staff to explore opportunities for development of affordable housing including reviewing the possibility of forming a HOME Consortium to secure additional funds for affordable housing development to serve residents within the City and County. Also, City Community Development staff will continue to seek to leverage resources to increase the funds available for the development of affordable housing within the city, such as projects utilizing Low Income Housing Tax Credits (LIHTC).

FY2012-13 Action:

CDBG and HOME funds are allocated to projects that leverage other funds in order to maximize the low-to-moderate income benefit; the following sources have been leveraged for projects that will be completed in FY2012-13:

- North Carolina Housing Finance Agency/Low Income Housing Tax Credits
- Private Lenders
- North Carolina Community Development Initiative/Neighborhood Stabilization Program
- Habitat for Humanity
- CICCAR

B. Lack of fair housing enforcement by a local agency or department

Action: Outreach and Education

The City will maintain a prominent webpage providing information about Fair Housing Law and explaining what constitutes discrimination. In addition, brochures and flyers will be developed to provide information on the Fair Housing Act. Two community development staff members will serve as points of contact to ensure the materials are up to date and accurate, and to actively disseminate brochures and flyers throughout the community, especially to the disabled, elderly and minority citizens.

The City will continue to offer home buying classes, which include information on credit, budget and fair housing laws. Further, the City supports nonprofit home buyer counseling and education offered through AMEZ Housing Development Association. Also, both City Housing Financial Counselors are HUD certified.

FY2012-13 Action:

- Continue to maintain Fair Housing Website,

- Continue to produce and distribute brochures, flyers and other material throughout the community and at community events,
- Continue monthly homebuyer education classes and realtor education classes,
- Sponsor NC Human Relations Commission Fair Housing Training for community-based organizations and other stakeholders,
- Maintain HUD certification for City Housing Financial Counselors,
- Continue to monitor affordability period to ensure compliance.

Action: Referral

Included in the outreach and education materials and webpage will be links and specific instructions on how to file a complaint with the state and federal agencies responsible for processing complaints. Additionally, the community development staff points of contact will be available to assist in making referrals to the appropriate enforcement agencies.

FY2012-13 Action:

- Continue to act as point of contact for referrals to HUD and NC Human Relations Commission.

C. Disparity and inequality in lending

Action: Continue Bank Partners in the HOP Program

Area banks partner with the City to provide financing to low and moderate home buyers through the City’s Home Opportunities Program (HOP). The City will continue to encourage area banks and realtors to participate in affordable housing initiatives offered by the City and other organizations.

FY2012-13 Action:

- HOP Partner Banks: BB&T, SunTrust, First Citizens, NewBridge, First Bank

Action: Continue AFFH in all City Support Housing Programs

City housing loan and grant program guidelines require the City, its grantees and/or borrowers to actively engage in affirmatively furthering fair housing, including displaying the equal housing opportunity logo.

FY2012-13 Action:

- Continue AFFH in all City Supported Housing Programs.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e) (2) or a federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Action Plan HOME/ADDI Response:

The City of Wilmington does not qualify for ADDI funds.

The City of Wilmington is not currently refinancing debt secured by multifamily housing that is being rehabilitated with HOME funds.

Subject: Recapture of Funds for HOME-Assisted Homeownership Housing

The City of Wilmington has adopted the following policy governing the recapture of HOME funds under its HOME-assisted homeownership housing program.

PURPOSE

The U.S. Department of Housing and Urban Development (HUD) requires the City of Wilmington to adopt recapture and/or resale provisions for HOME assistance provided to homebuyers under its homeownership housing program. If during the affordability period required by HUD in 24 CFR 92.254 (a) (4), the homebuyer does not continue to use the assisted property as their principal residence, the HOME assistance must either be (1) recaptured by the City or (2) the resale of the property must be restricted.

POLICY

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92, Wilmington has adopted the recapture provision for its HOME-assisted homeownership housing. The City requires the recapture of its HOME-funded homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period. Net proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all or a portion of the HOME funds are due and payable.

In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of the City of Wilmington are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for the City of Wilmington. Not more than 10 percent of recaptured funds may be used for CHDO administration.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by the City of Wilmington to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income. Not more than 10 percent of the recaptured funds may be used by the City for administrative or planning costs.

All homeowner assistance involving HOME funds shall be provided as deferred payment loans with an interest rate of zero percent and be evidenced by a note secured by a deed of trust on the property (see Attachment A). The entire amount of the loan shall be due and payable, if the homebuyer does not continue to occupy the property as their principal residence for the duration of the period of affordability ("recapture provision"). During the period of affordability, the homebuyer shall not be permitted to refinance the property without the approval of the City.

The recapture provision shall be revoked, if an ownership interest is terminated during the period of affordability by foreclosure, transfer in lieu of foreclosure, or assignment of a FHA-insured mortgage to HUD. If the owner thereafter obtains a redemptive interest in the property, the original affordability period resumes and continues until its term expires. The amount due to the City of Wilmington may also be forgiven to the extent allowed in the HUD regulations.

The recapture provision will ensure that each housing unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254 (a) (4):

HOME Funds Provided	Period of Affordability
Less than \$15,000	5 Years
\$15,000 - \$40,000	10 Years
More than \$40,000	15 Years
New construction	20 Years

Each deed to property acquired with HOME assistance shall include restrictions providing the CHDO or the City the first right to purchase the property in the event of resale, foreclosure or exercise of a due-on-sale clause. Such right-to-purchase shall be assignable to another low-income family. The right to purchase shall extend for the period of the loan agreement. The purchase price under the right-of-purchase shall be fair market value or the price the owner is willing to accept.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.

2. Homelessness—in a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Action Plan Homeless Prevention Response:

1. Sources of Funds – identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.
2. Homelessness – in a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness- The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2010. Again, please identify barriers to achieving this.
4. Homelessness Prevention- the jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy – Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Specific Homeless Prevention Elements Response:

1. Sources of Funds for Homelessness:

• HUD Continuum of Care Funds	\$ 712,817
• Emergency Food and Shelter Grants	\$ 53,560
• Emergency Shelter Grants (through the State)	\$ 92,650
• City CDBG and HOME	\$ 161,865

• Homelessness Prevention and Rapid Re-Housing	\$	47,000
• Other Federal Funds	\$	961,670
• Other State Funds	\$	260,194
• New Hanover County Funds	\$	326,711
• Local Private Funding (foundations , etc)	\$	2,824,822
• City General Funds	\$	86,649

2. Homelessness:

The City of Wilmington, New Hanover, Brunswick and Pender Counties worked together to develop the *10-Year Plan to End Chronic Homelessness and Reduce Homelessness in the Cape Fear Region*. The 10-Year Plan was implemented on May 20, 2008 under the direction of the United Way of the Cape Fear Area. The plan focuses on strategies for prevention and engagement, services and support, permanent housing, and data collection and evaluation.

The following issues and components will be addressed in Fiscal Year 2012-13: Continuing collaborative oversight, management and assessment of the Homelessness Prevention and Rapid Re-housing Recovery Act grant of \$1.2 million in federal dollars for the three-county Cape Fear Area; coordinating and attempt to centralize tracking of Homeless Management Information System (HMIS) data in an effort to create a streamlined process for collecting and disseminating more meaningful management information data about homeless programs; continued management and operation of the *Make A Change* parking meter program to reduce panhandling and substance abuse and to divert previously panhandled funds to homelessness services agencies in Wilmington; expansion of the growing *Circles of Support* mentoring program for homeless people who obtain housing; continuation of efforts to improve the discharge process for hospital patients and ex-offenders; management and oversight of the highly successful dedicated SOAR caseworker project that represents homeless clients in obtaining Social Security Disability benefits, SSI, Medicare and Medicaid; and by championing the establishment of a respite care program for homeless people whose temporary medical conditions are too acute to care for in a shelter but not acute enough to merit continuing hospitalization. The 10 Year Plan will also provide continuing leadership of collaborative community efforts to bring the Cape Fear community into conformance with *Opening Doors*, the new federal strategic plan for addressing homelessness. In doing so, the 10 Year Plan will create a strategy team for addressing homeless veterans issues. Additionally, the 10 Year Plan will continue its traditional role of seeking additional resources to address the problems and costs associated with chronic homelessness

3. Chronic Homelessness:

The 10-Year Plan focuses on partnerships of government, nonprofits, and the private sector. A number of the projects that the City allocated funds to in earlier versions of this Annual Action Plan have roots in the 10-Year Plan and are actually part of the plan's objectives, including the Cape Fear Housing Land Trust and the Crisis Intervention

Team. Both projects came online during the plan's development process and are now actualities within the community. Additionally, the 10- Year Plan's leadership will continue to collaborate with a myriad of groups and organizations and individuals throughout the three-county area. Examples of successful collaboration in fiscal year 2009-10 included the partnership with the Tri-County Homeless Interagency to obtain the \$1.2 million HPRP grant; collaboration with the MPA program at UNCW to create a Point in Time (PIT) Count Manual for use in the Cape Fear Continuum of Care's annual HUD mandated homeless count; collaboration with US Census 2010 as the official community partner for the 2010 homeless count in order to maximize state and federal funds available to our local communities; leading a community collaboration to successfully recruit the RHA Health Services new Greenville Trace housing project as the magnet facility for the *Home for the Holidays* initiative; leading a successful collaborative (United Way, Coastal Triangle Disability Advocates; NHRMC, SECMH and NH DSS) that obtained the \$50,000 SOAR caseworker grant; continuing collaboration with L.I.N.C., Inc. an organization embarking on construction of the new M.E. Roberts Center project, participation in the Ex-Offender Round Table, the New Hanover County Substance Abuse Task Force and the Affordable Housing Coalition of Southeastern North Carolina; and collaborative leadership of the new *Circles of Support* mentor program that involves parishioners from a number of local faith-based communities. The 10- Year Plan's Executive Board was also expanded in 2019-10 to include Katrina Knight, Executive Director of the Good Shepherd Center and Lori (Pacheco) Smith, a previously homeless person and CFCC graduate who was named a *USA TODAY Junior College Academic All Star* in 2009. Following the release of *Opening Doors* in June 2010, the Executive Board was broadened again to include the New Hanover County School District's McKinney-Vento coordinator, the chair of the Affordable Housing Coalition of Southeastern North Carolina (AHCSENC), and the New Hanover County Veterans Services Officer. During FY2011, County Commissioner Marty Cooke agreed to fill the vacant Brunswick County Board of Commissioners seat on the 10 Year Plan Executive Board. Collaborative efforts led by the 10-Year Plan Projects Manager and United Way staff created the 2nd Annual 10-Year Plan Pajama Party, resulting in considerable positive publicity for the activities of the 10-Year Plan maintaining that activity's position as a cornerstone annual event that will serve as an ongoing fundraising and awareness building activity in the years ahead.

Chronic Homelessness: The City's participation in the *10-Year Plan to End Chronic Homelessness and Reduce Homelessness in the Cape Fear Region* will constitute its major effort to address chronic homelessness.

Other objectives in the 10-Year Plan that address chronic homelessness are:

- Expansion of case management, financial literacy and housing counseling;
- Increasing outreach and engagement services through the use of mobile outreach, regardless of the location of homeless clients;
- Advocacy for continued funding of a drug court;
- Advocacy for scholarship funds for individuals who are homeless, to enable them to access higher education, earn their GED, or receive vocational training;

- Identification of opportunities for increasing the creation of permanent housing, permanent supportive housing, subsidized housing, group homes, and safe havens and advocacy for those opportunities;
- Working collaboratively with existing national and local programs that repair and rehabilitate existing housing stock to be maintained or reintroduced as affordable housing;
- Supporting the recently incorporated Cape Fear Community Housing Land Trust in its efforts to build single family and multi-family affordable housing units;
- Promoting the success of the CIT in the communication in an effort to increase interest in the training among law enforcement agencies;
- Identifying municipal and county zoning ordinances and encouraging modification to promote the creation of multi-family units, or single-family units for the homeless; and,
- Work collaboratively with local governments and other quasi-governmental boards to establish procedures for donating surplus property to organizations for the development of affordable housing with priority designation for homeless.

4. Homelessness Prevention:

Initiatives identified in the 10-Year Plan include:

- Expand case management, financial literacy and housing counseling activities;
- Advocate for continued support of relocation funds for victims of domestic violence;
- Establish a homeless mentoring program using a model that partners individuals who are homeless with volunteers who do not work as providers of services for homeless individuals and families to advocate a client provider relationship;
- Identify properties for the creation of permanent housing, permanent supportive housing, or subsidized housing;
- Establish a Community Land Trust to build single family and multi family units;
- Fund and work collaboratively with existing local and national programs to repair and rehabilitate existing housing stock to be maintained or reintroduced as affordable permanent supportive housing options;
- Identify municipal and county zoning ordinances and encourage modification to promote the creation of multi-family units, or single-family units for the homeless; and
- Work collaboratively with local governments and other quasi-governmental boards to establish procedures for donating surplus property to organizations for the development of affordable housing with priority designation for homeless.

Good Shepherd/WIHN: Working in collaboration, Good Shepherd Ministries and Wilmington Interfaith Hospitality Network (WIHN) are providing emergency shelter and transitioning the homeless to housing. The shared goal to return homeless shelter guest to health, housing, and stability is realized through an effective partnership. Good Shepherd provides emergency shelter, including day and night shelter, an on-site medical clinic, including mental health, and case management services. WIHN provides emergency shelter and case management services for placement in transitional and/or

permanent housing. Together the agencies coordinate services to meet the needs of over 900 individuals annually.

First Fruit: Proving transitional housing to 12 homeless women and 2 families, First Fruit Wilmington Dream Center offers residents a two-year program focused on gaining stable employment and permanent housing. Residents receive case management services, mental health care, food service, transportation assistance, job placement assistance, educational assistance, and life skills training.

Leading Into New Communities (LINC): Providing transitional housing program specifically for the re-entry of homeless individuals returning to the community after incarceration. LINC provides supportive services for employment, education, family reunification, substance abuse, health and mental health. Currently, LINC provides 10 beds for ex-offenders. A new facility will expand the number of beds to 40 in FY2012-13.

5. Discharge Coordination Policy:

According to the 10-Year Plan, every person being discharged from jail, prison, mental health care, or foster care will have a discharge plan that leads to stable housing. The Plan Manager will continue to provide support for Prevention and Engagement Strategy Team efforts to gather and evaluate data as necessary and to ensure the discharge planning process is implemented.

Meanwhile, LINC, with its re-entry program is working with the NC Department of Correction (DOC) on a Transition and Reentry Model for Prisons and Community Corrections. In September 2006, DOC created the Office of Transition Services (OTS).

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Action Plan ESG Response:

The City of Wilmington does not receive Emergency Shelter Grants

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Action Plan Community Development Response:

1. Non-housing Community Development Needs to be Addressed in 2012-13:

a. Infrastructure and Public Facilities

- **NorthSide Site Revitalization:** Designated in 2004 as a Neighborhood Revitalization Strategy Area, the NorthSide community has been the focus of several redevelopment initiatives as described earlier in the narrative responses to general questions. One area selected for comprehensive redevelopment is the site of the former City garage, public works operations center and warehouse. Initially Cape Fear Area Resource Center (CFARC) was identified to redevelop this site into a community resource center to include office space for a variety of non-profit and government human service agencies, youth services, job training services, and other community service functions. As part of this initiative funds have been allocated to DREAMS for redevelopment of the former City garage into an arts education and community center, and to Coastal Boxing (formerly Psalms 23) to rehab old warehouse space into a boxing center. However, in FY2010-11 CFARC ceased operations at the site. Community Boys & Girls Club (CBGC) took over the space formerly occupied by CFARC. In FY2011-12, the City proposed to complete the revitalization by developing a site plan for the grounds surrounding the NorthSide Community Center and DREAMS Arts Education and Community Center. A cross departmental City staff team, working with DREAMS, Coastal Boxing Center and CBGC, will develop a plan to address the existing blight caused by delapidated buildings, fencing and overgrown landscaping. The plan will provide for the beautification and function of the grounds surrounding the DREAMS Arts Education and Community Center, Coastal Boxing Center and CBGC. The site plan will address the need for parking and green space. Towards that end, In FY2012-13 the following funds will carryover: \$142,442 in CDBG funds.

- **Public Facilities:** \$112,693 is recommended for allocation to undesignated Public Facilities in FY2012-13. These funds will be allocated later in the year when more accurate information is available on the cost of various construction projects. This delay is necessary because of changes to the prevailing wages under the Davis Bacon Act. Several agencies submitted public facilities projects for funding in the FY2012-13 entitlement; however, these projects are not recommended for several reasons as follows: 1) Projects requested more than 35 percent City funding; 2) Projects budgets did not reflect changes in Davis Bacon prevailing wages; and 3) Projects had not secured site or other funding commitments necessary for successful completion.
- Carry-over funding allocated to the following public facilities projects in FY2011-12, **Domestic Violence Shelter** \$43,000 for improvements and repairs to the shelter kitchen; and a loan of up to \$40,000 to **Brigade Boys and Girls Club** for replacement of pool filtration equipment and reconstruction of pool house and other related repairs. The Brigade Boys and Girls Club will be offered a loan at no interest, amortized over 15 years or the useful life of the equipment, whichever is less. In FY2012-13 it is recommended that a \$40,000 no interest loan from the CDBG revolving loan fund be made to Domestic Violence Shelter to make needed repairs to plumbing and electrical that are required prior to making improvements to the kitchen as originally submitted.

b. Public Services

CDBG funds available for public service programs decreased by approximately \$10,000 due to reductions in entitlement and program income used to calculate the maximum amount allowed. In conjunction with the decrease more agencies applied for funds. Therefore, after scoring agencies on quality of project, capacity, performance and alignment with priorities, a fifteen percent cut was applied to prior year funding levels.

- The City will allocate approximately 15 percent of annual CDBG funding to three public service agencies: **Good Shepherd and Wilmington Interfaith Hospitality Network (WHIN)** (joint project), \$92,650; **Leading Into New Communities (LINC)**, \$32,300; **Domestic Violence Services (DVSS)**, \$29,750; and **First Fruit**, \$20,188 (\$7,135 CDBG and \$13,053 General Fund). It is recommended to City Council that \$27,300 in additional funding from available unrestricted program income be reprogrammed from the revolving loan fund and appropriated to Good Shepherd/WIHN (\$16,350), LINC (\$5,700) and DVSS (\$5,250) to restore them to the FY11/12 funding level.

- In addition, the City will fund, through the general fund, nonprofit agencies to provide public service to the community. These agencies were subject to a 15 percent reduction in funding in order to fund additional applicants that scored at least 100 points in the evaluation. See attached list of recommendations for general fund grants. Please see Attachment 1: Recommendations for General Fund Community Partner Grants.

c. Economic Development

As of March 31, 2012, \$217,998 remains in the Community Lending Program revolving loan program. When/if City Council appropriates \$27,300 in program income to Good Shepherd/WHIN, LINC and DVSS, as described above, the Community Lending Program revolving loan balance will be reduced to \$190,698.

2. Specific long-term and short-term goals as described in 24 CFR 91.1: See the attached strategies and objectives table.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Action Plan Antipoverty Strategy Response:

Wilmington city, NC Poverty Status 2005 & 2009							
	2005			2009			% Change Below Poverty Level
	Total	# Below Poverty Level	% Below Poverty Level	Total	# Below Poverty Level	% Below Poverty Level	
Population	91,115	15,264	16.8%	97,807	23,229	24%	52%
Age:							
Under 18 years	18,863	3,385	17.9%	19,228	5,963	31%	76%
Related Children under 18 years				19,186	5,921	31%	
18-64 years	59,730	10,940	18.3%	65,678	16,285	25%	49%
65 years and over	12,522	939	7.5%	12,901	981	8%	4%
Sex:							
Male	42,710	5,986	14.0%	46,449	9,488	20%	59%
Female	48,405	9,278	19.2%	51,358	13,741	27%	48%
Race:							
White	68,671	9,682	14.1%	71,229	11,860	17%	22%
Black or African American	17,267	4,713	27.3%	22,966	10,146	44%	115%

Data Source: 2005 & 2009 US Census, American Community Survey

Within the scope of this Five-Year Plan, the most effective ways to fight poverty will be to:

- Promote economic development, especially workforce readiness, including basic adult literacy, for those populations experiencing the greatest need.
- Advocate for living wages to eliminate the mismatch between wages and cost of living.
- Address barriers to employment such as poor credit, criminal record, and lack of childcare or transportation.
- Link affordable housing locations to access to transportation and employment centers.
- Make affordable housing options equitably available to low income households.
- Provide a safety net to ensure families' basic needs are met, including food security and safe, decent shelter.
- Ensure that low-income youth have access to quality after-school and summer programs to receive tutoring and other support in a healthy and safe environment.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Action Plan Specific Objectives Response:

The city will continue to encourage the provision of supportive services through organizations such as the New Hanover County Department of Social Services, the Health Department, Coastal Carolina HIV Care Consortium, Southeastern Center for Mental Health/Developmental Disabilities/Substance Abuse, the Arc of North Carolina, the Tri-County Homeless Interagency Council, and the Mayor's Committee on People with Disabilities.

Other agencies that will receive CDBG, HOME or General Funds in 2012-13 to serve special populations include Cape Fear Literacy Council, Carousel Center, Child Advocacy Parenting Place, Coastal Horizons, Domestic Violence Services, DREAMS,

Elderhaus, Good Shepherd, Housing and Economic Opportunities, Kids Making It, LINC, Ability Garden, and Wilmington Interfaith Hospitality Network.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Action Plan HOPWA Response:

The City of Wilmington does not receive HOPWA funds.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Specific HOPWA Objectives response:

The City of Wilmington does not receive HOPWA funds.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

ATTACHMENT A

**CDBG & HOME
BUDGET SUMMARY**

SUMMARY OF CDBG -PROJECTED REVENUES 2012-13 PROGRAM YEAR

REVENUE SOURCE	BUDGET 2012-13
CDBG Entitlement	\$ 792,978
CDBG Projected Program Income (Revolving Loans)	\$ 225,000
CDBG Projected Program Income	\$ 36,550
TOTAL CDBG REVENUES 2012-13	\$ 1,054,528

SUMMARY OF CDBG -FUNDED PROJECTS 2012-13 PROGRAM YEAR

PROJECT TITLE	BUDGET 2012-13
<u>Housing</u>	
Home Ownership Program (HOP)	\$ 50,000
CF Habitat for Humanity/WARM	\$ 150,000
WHA/HEO Pine Ridge (see page 26)	\$ 175,000
Project Delivery Costs	\$ 205,000
Subtotal	\$ 580,000
<u>Public Services</u>	
Domestic Violence Shelter & Services	\$ 29,750
Good Shepherd Ministries/Wilmington Interfaith	\$ 92,650
LINC	\$ 32,300
First Fruit	\$ 7,135
Subtotal	\$ 161,835
<u>Public Facilities</u>	
Undesignated	\$ 112,693
Subtotal	\$ 112,693
<u>Administration and Planning</u>	
CDBG Planning and Administration	\$ 200,000
Subtotal	\$ 200,000
TOTAL CDBG ENTITLEMENT AND PROGRAM INCOME	\$ 1,054,528

**SUMMARY OF HOME -PROJECTED REVENUES
2012-13 PROGRAM YEAR**

REVENUE SOURCE	BUDGET 2012-13
HOME Entitlement	\$ 501,049
HOME Projected Program Income	\$ 209,150
TOTAL HOME REVENUES 2012-13	\$ 710,199

**SUMMARY OF HOME -FUNDED PROJECTS
2012-13 PROGRAM YEAR**

PROJECT TITLE	BUDGET 2012-13
<u>Housing</u>	
Home Ownership Program (HOP)	\$ 81,590
AMEZ Housing CDC	\$ 150,000
CASA- Lockwood Village	\$ 368,609
Cape Fear Regional CDC	\$ 50,000
Subtotal	\$ 650,199

<u>Administration and Planning</u>	
HOME Planning and Administration	\$ 60,000
Subtotal	\$ 60,000

TOTAL HOME ENTITLEMENT AND PROGRAM INCOME	\$ 710,199
--	-------------------

SUMMARY OF CDBG FUNDED PROJECTS				
CARRYOVER FROM PRIOR YEARS				
	As of	As of	As of	As of
	March 31, 2012	March 31, 2012	March 31, 2012	March 31, 2012
			Appropriated	
	2011-12	CDBG Funds	CDBG Funds	CDBG Funds
	CDBG Funds	Available	Total Expenditures	Carry-Over
	Appropriated	From Prior Years	FY 2011-12	FY 2012-13
HOUSING				
Project Delivery Costs	\$ 200,000.00	\$ -	\$ 150,000.00	\$ 50,000.00
Community Land Trust - Delivery Costs	\$ 32,000.00	\$ -	\$ 24,356.90	\$ 7,643.10
Disposition	\$ -	\$ 51,670.00	\$ 1,384.00	\$ 50,286.00
Limited Assistance Grants	\$ -	\$ 13,275.68	\$ -	\$ 13,275.68
HEO-West	\$ -	\$ 157,341.16	\$ 157,341.16	\$ -
Housing Relocation	\$ -	\$ 16,943.26	\$ -	\$ 16,943.26
Housing Demolition	\$ -	\$ 12,253.00	\$ -	\$ 12,253.00
Comm. Partner Home Repair(MissonSrv)	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00
SUBTOTAL	\$ 257,000.00	\$ 251,483.10	\$ 333,082.06	\$ 175,401.04
PUBLIC IMPROVEMENTS				
Voluntary Demolition & Lot Clear	\$ -	\$ 28,951.68	\$ -	\$ 28,951.68
L.I.N.C. Transitional Housing	\$ -	\$ 250,000.00	\$ -	\$ 250,000.00
Public Facilities-Boys & Girls Club	\$ -	\$ 9,985.62	\$ -	\$ 9,985.62
Public Facilities-Brigade B&G Club	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00
Public Facilities (Northside)	\$ 53,103.00	\$ 89,338.71	\$ -	\$ 142,441.71
Public Facilities-Domestic Violence	\$ 43,000.00	\$ 1,190.00	\$ -	\$ 44,190.00
Public Facilities-Dreams	\$ 55,000.00	\$ 223,796.25	\$ 179,437.06	\$ 99,359.19
SUBTOTAL	\$ 191,103.00	\$ 603,262.26	\$ 179,437.06	\$ 614,928.20
PUBLIC SERVICES				
Domestic Violence	\$ 35,000.00	\$ -	\$ 23,246.82	\$ 11,753.18
Joint Project- Good Shep. & WIN	\$ 109,000.00	\$ -	\$ 51,753.30	\$ 57,246.70
LINC	\$ 24,000.00	\$ 57.57	\$ 19,434.62	\$ 4,622.95
UNCW-QENO	\$ -	\$ 21,345.88	\$ 6,271.41	\$ 15,074.47
SUBTOTAL	\$ 168,000.00	\$ 21,403.45	\$ 100,706.15	\$ 88,697.30
ADMINISTRATION & PLANNING				
General Fund HOP Admin Cost	\$ 205,000.00	\$ -	\$ 153,750.00	\$ 51,250.00
SUBTOTAL	\$ 205,000.00	\$ -	\$ 153,750.00	\$ 51,250.00
Grand Total	\$ 821,103.00	\$ 876,148.81	\$ 766,975.27	\$ 930,276.54

SUMMARY OF HOME FUNDED PROJECTS				
CARRYOVER FROM PRIOR YEARS				
	As of	As of	As of	As of
	March 31, 2012	March 31, 2012	March 31, 2012	March 31, 2012
			Appropriated	
	2011-12	HOME G Funds	HOME Funds	HOME Funds
	HOME Funds	Available	Total Expenditures	Carry-Over
	Appropriated	From Prior Years	FY 2011-12	FY 2012-13
HOUSING				
Community Land Trust - Delivery Costs		\$ 359.72	\$ -	\$ 359.72
Disposition	\$ -	\$ -	\$ -	\$ -
Housing Rehabilitation	\$ 305,881.00	\$ 407,119.53	\$ -	\$ 713,000.53
HOP	\$ 105,000.00	\$ -	\$ -	\$ 105,000.00
Habitat For Humanity Acquisition	\$ 203,880.00	\$ -	\$ -	\$ 203,880.00
Habitat - Corbett Street	\$ -	\$ 29,999.83	\$ 20,500.89	\$ 9,498.94
Rental Rehab	\$ -	\$ 72,392.00	\$ 38,851.00	\$ 33,541.00
Lake Ridge Commons	\$ -	\$ 650,000.00	\$ 194,596.81	\$ 455,403.19
RHA - Health Services	\$ -	\$ 90,614.58	\$ 73,114.58	\$ 17,500.00
CHDO Undesignated	\$ 65,294.00	\$ 38.70	\$ -	\$ 65,332.70
CHDO - CDC	\$ 77,856.00	\$ 215,302.78	\$ -	\$ 293,158.78
Tennant Based Rental Assistance	\$ -	\$ 1.02	\$ -	\$ 1.02
WHIN - Willow Pond	\$ -	\$ 11,503.00	\$ -	\$ 11,503.00
SUBTOTAL	\$ 757,911.00	\$ 1,477,331.16	\$ 327,063.28	\$ 1,908,178.88
Administration - Other	\$ -	\$ 1,528.00	\$ -	\$ 1,528.00
Administration	\$ 60,000.00	\$ -	\$ 45,000.00	\$ 15,000.00
SUBTOTAL	\$ 60,000.00	\$ 1,528.00	\$ 45,000.00	\$ 16,528.00
Reprogramable	\$ -	\$ -	\$ -	\$ -
Grand Total	\$ 817,911.00	\$ 1,478,859.16	\$ 372,063.28	\$ 1,924,706.88

SUMMARY OF				
GENERAL FUND, REVOLVING LOAN FUNDS, URP, LEAD HAZARD CONTROL, AND OTHER FEES				
	As of			As of
	Other Grants	March 31, 2012	Available	March 31, 2012
	General Funds	General Funds	Revolving Cash	General Funds
	Revolving Loan Funds	Revolving Loan Funds		Revolving Loan Funds
	Other Fees Available	Other Fees Available	Balance	Other Fees Available
	URP & Lead Paint Grt	Total Expenditures	@ 3/31/2012	Available for
		FY 2010-11		FY 2011-12 YE or
				Carry-Over
HOUSING				
CHDO Delivery Costs - AME Zion	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00
Implementation of Loan Module	\$ 10,313.40	\$ 4,625.24	\$ -	\$ 5,688.16
Capacity Building-UNCW Queno	\$ -	\$ -	\$ -	\$ -
Community Land Trust - Delivery Costs	\$ 2,415.00	\$ 2,415.00	\$ -	\$ -
Disposition	\$ 310.14	\$ 175.69	\$ -	\$ 134.45
Housing Rehabilitation	\$ 341,879.09	\$ 100,540.79	\$ 241,338.30	\$ 241,338.30
HOP	\$ 368,247.28	\$ 204,650.00	\$ 163,597.28	\$ 163,597.28
Homeownership Services	\$ 42,740.73	\$ 6,473.93	\$ -	\$ 36,266.80
Lead-Based Paint Grants	\$ 193,469.91	\$ 1,450.00	\$ -	\$ 192,019.91
Maintenance Grants	\$ 4,200.79	\$ -	\$ -	\$ 4,200.79
Comm. Partner Home Repair	\$ 295.49	\$ -	\$ -	\$ 295.49
Rental Rehab	\$ -	\$ -	\$ 32,052.93	\$ -
Urgent Repair Grants	\$ 55,430.00	\$ 36,601.29	\$ -	\$ 18,828.71
SUBTOTAL	\$ 1,028,301.83	\$ 356,931.94	\$ 436,988.51	\$ 671,369.89
ECONOMIC DEVELOPMENT				
Community Lending Program	\$ 218,698.13	\$ 700.00	\$ 217,998.13	\$ 217,998.13
SUBTOTAL	\$ 218,698.13	\$ 700.00	\$ 217,998.13	\$ 217,998.13
PUBLIC IMPROVEMENTS				
L.I.N.C. Transitional Housing	\$ 229,052.69	\$ 24,666.55	\$ -	\$ 204,386.14
SUBTOTAL	\$ 229,052.69	\$ 24,666.55	\$ -	\$ 204,386.14
PUBLIC SERVICES				
American Red Cross	\$ 9,500.00	\$ 4,687.60	\$ -	\$ 4,812.40
Brigade Boys & Girls Club	\$ 23,750.00	\$ 10,500.00	\$ -	\$ 13,250.00
Cape Fear Literacy Council	\$ 9,500.00	\$ 9,500.00	\$ -	\$ -
Carousel Center	\$ 9,500.00	\$ 5,541.62	\$ -	\$ 3,958.38
Child Advocacy Commission-Grand	\$ 30,850.00	\$ 9,246.33	\$ -	\$ 21,603.67
Coastal Horizons	\$ 37,050.00	\$ 15,788.60	\$ -	\$ 21,261.40
Communities in Schools CF	\$ 9,000.00	\$ 6,000.00	\$ -	\$ 3,000.00
Dreams of Wilmington	\$ 16,625.00	\$ -	\$ -	\$ 16,625.00
Elderhaus	\$ 19,000.00	\$ 4,718.72	\$ -	\$ 14,281.28
Food Bank	\$ 14,250.00	\$ 13,019.68	\$ -	\$ 1,230.32
Kids Making It	\$ 14,250.00	\$ -	\$ -	\$ 14,250.00
LINC	\$ 21,712.00	\$ 6,999.13	\$ -	\$ 14,712.87
Phoneix Employment Agency	\$ 9,000.00	\$ 4,500.00	\$ -	\$ 4,500.00
United Way	\$ 15,000.00	\$ 8,000.00	\$ -	\$ 7,000.00
WIL Residential Adolescent	\$ 9,000.00	\$ 4,808.02	\$ -	\$ 4,191.98
Wilmington Industrial Development	\$ 80,496.00	\$ 60,372.00	\$ -	\$ 20,124.00
Wilmington Black Expo	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Second Chance Reentry Grant	\$ 296,121.47	\$ 26,552.21	\$ -	\$ 269,569.26
SUBTOTAL	\$ 625,604.47	\$ 190,233.91	\$ -	\$ 435,370.56
ADMINISTRATION & PLANNING				
Wilmington Downtown	\$ 60,979.00	\$ 45,734.50	\$ -	\$ 15,244.50
Wilmington Film Commission	\$ 109,869.00	\$ 82,402.50	\$ -	\$ 27,466.50
SUBTOTAL	\$ 170,848.00	\$ 128,137.00	\$ -	\$ 42,711.00
Reprogrammable	\$ -	\$ -	\$ -	\$ -
Grand Total	\$ 2,272,505.12	\$ 700,669.40	\$ 654,986.64	\$ 1,571,835.72

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ATTACHEMENTS

Attachment 1:
Recommendations for General Fund Grants
(Public Service Recommendations for funding PY2013-14)

Attachment 2: Annual Action Plan Objectives and Strategies

Attachment 3: Non-State Certifications

Attachment 1: RECOMMENDATIONS FOR GENERAL FUND GRANTS

COMMUNITY DEVELOPMENT PUBLIC SERVICES RECOMMENDATIONS			
CDBG Public Service Cap (15%) FY13			\$ 161,835
General Fund - General Agencies Public Service FY13			\$ 332,537
General Fund -United Way Indicatives			\$ 65,000
Unrestricted Program Income - Unappropriated @ 6/30/12			\$ 27,300
	TOTAL		\$ 586,672

AGENCY	Recommended General Fund	Recommended CDBG	Recommended Unrestricted Program Income
Good Shepherd Ministries/Wilmington Interfaith Hospitality Network		\$ 92,650	\$ 16,350
Child Advocacy and Parenting Place/Community Boys & Girls Club	\$ 30,850		
Brigade Boys & Girls Club/Community Boys & Girls Club	\$ 23,750		
Domestic Violence Shelter & Services		\$ 29,750	\$ 5,250
First Fruit	\$ 13,053	\$ 7,135	
Kids Making It	\$ 14,250		
Cape Fear Literacy Council	\$ 9,500		
Phoenix Employment Services of Wilmington, Inc	\$ 9,000		
Leading Into New Communities (LINC)		\$ 32,300	\$ 5,700
DREAMS of Wilmington	\$ 16,625		
Coastal Horizons Center, Inc	\$ 37,050		
American Red Cross- Cape Fear Chapter	\$ 9,500		
Communities In Schools of Cape Fear, Inc	\$ 9,000		
Elderhaus, Inc	\$ 19,000		
Food Bank of Central & Eastern NC	\$ 14,250		
Wilmington's Residential Adolescent Achievement Place, Inc (WRAAP)	\$ 9,000		
Cape Fear Housing Land Trust	\$ 21,250		
The Carousel Center, Inc.	\$ 9,500		
Ability Garden	\$ 3,063		
Cape Fear Regional Community Development Corporation	\$ 18,896		
Blue Ribbon Commission- United Way	\$ 15,000		
10 Year Plan to End Chronic Homelessness -United Way	\$ 50,000		
TOTAL	\$ 332,537	\$ 161,835	\$ 27,300

Attachment 2: Annual Action Plan Objectives and Strategies

City of Wilmington			
ANNUAL ACTION PLAN FY2012-13			
Affordable Housing Objectives and Strategies			
HUD Objective		Objective:	Key One-Year Targets
Decent Housing	X	Increase and maintain the supply of safe, decent rental housing units available for low-income households, focusing on households earning 50% or less of the AMI.	Construct- 64 rental units; Rehab 7 rental units
Suitable Living Environment			
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Lockwood Village 60 unit multi-family affordable family rental; CFRCDC up to 7 single-family affordable rental units; AMEZ CDC up to 4 single-family affordable rental units	CDBG; HOME; Revolving Loan; LIHTC; Private funds
Affordability	X		
Sustainability	X		
HUD Objective		Objective:	Key One-Year Targets
Decent Housing	X	Increase opportunities for low income households (less than 80% AMI) to become homeowners through mortgage subsidy programs	10 households w/mortgage subsidy i.e. HOP, NCHFA, etc.
Suitable Living Environment			
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Continue HOP partnership with local banks;	CDBG; HOME; Revolving Loan Fund; General Fund
Affordability	X		
HUD Objective		Objective:	Key One-Year Targets
Decent Housing	X	Increase opportunities for low income persons to become homeowners, focusing on very low-income and low income households	20 new construction/rehab units
Suitable Living Environment			
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	CFHLT/CFHFH-Gideon Pointe-8 units affordable homeownership; CFHLT rehab 2 units affordable housing; CFRCDC- rehab up to 5 vacant foreclosed properties for homeownership; CFHFH infill rehabilitate or rebuild up to 6 units for homeownership	HOME; NSP; Private Funds
Affordability	X		
Sustainability	X		
HUD Objective		Objective:	Key One-Year Targets
Decent Housing	X	Preserve and improve existing affordable owner housing for low-income owners, focusing on elderly, disabled and other special needs populations	8 Rehab loans; 15 critical repairs; 5 major rehabs
Suitable Living Environment			
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Continue City Rehabilitation Loan Program; CFHFH/WARM- NRI program: critical repairs up to 15 units; rehab/reconstruct up to 6; 5 major	CDBG; HOME; Private Funds; Volunteer Labor
Affordability	X		
Sustainability	X		
HUD Objective		Objective:	Key One-Year Targets
Decent Housing	X	Provide Emergency Shelter and Services to Homeless	1000 units of service
Suitable Living Environment			
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Good Shepherd/WIHN; Domestic Violence Shelter & Services; Coastal Horizon Youth Shelter	CDBG; CoC; ESFP; Private Funds; General Funds
Affordability			
Sustainability			

City of Wilmington

ANNUAL ACTION PLAN FY2012-13

Affordable Housing Objectives and Strategies

HUD Objective		Objective:	Key One-Year Targets
Decent Housing	X	Provide Case Management and Services to Transition Homeless to Permanent Housing	200 units of service to transition homeless
Suitable Living Environment	X		
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Good Shepherd/WIHN; Domestic Violence Shelter & Services; Coastal Horizon Youth Shelter; United Way 10 Year Plan; First Fruit; LINC	CDBG; HOME; CoC; ESFP; Private Funds; General Funds; US DOJ
Affordability			
Sustainability			
HUD Objective		Objective:	Key One-Year Targets
Decent Housing	X	Develop Transitional and Permanent Supportive Housing opportunities for homeless and special needs populations	48 units
Suitable Living Environment			
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Complete M.E. Roberts II; Complete Geenville Trace	HOME; NCHFA; Private Funds
Affordability	X		
Sustainability			
HUD Objective		Objective:	Key One-Year Targets
Decent Housing		Increase opportunities for successful homeownership and or prevent homelessness through housing counseling, financial literacy, and	175 households receive counseling/education program service
Suitable Living Environment			
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility		City of Wilmington Homebuyer Education & Counseling; CFRCDC Foreclosure Prevention Counseling	HOP fees; General Funds; NCHFA
Affordability			
Sustainability			

City of Wilmington

ANNUAL ACTION PLAN FY2012-13

Community Development Objectives and Strategies			
HUD Objective		Objective:	Key One-Year Targets
Decent Housing		Preserve and maintain public facilities serving low-income, at-risk youth, elderly and special needs population in low-wealth neighborhoods	2 Public Facilities Construction Projects
Suitable Living Environment	X		
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Continue NorthSide Site Improvements @ 10th & Fanning; Continue Domestic Violence Kitchen Rehab	CDBG; Revolving Loan
Affordability			
Sustainability			
HUD Objective		Objective:	Key One-Year Targets
Decent Housing		Promote workforce development through education, training, job placement and other linkages to job market	800 units of service provided
Suitable Living Environment			
Create Economic Opportunity	X		
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Phoenix Employment Ministry; LINC New Workforce Program	CDBG; General Funds; US DOJ; Private Funds
Affordability			
Sustainability			
HUD Objective		Objective:	Key One-Year Targets
Decent Housing		Support quality youth programs for at-risk youth	3,500 youth served annually
Suitable Living Environment	X		
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	CAPP/CBGC afterschool, parenting classes; Afterschool, Arts Education; Tutoring: BBGC/CBGC; CIS ; WRAAP; DREAMS;KMI; BRC	General Fund; CDBG; Private Funds; Public Funds
Affordability			
Sustainability			
HUD Objective		Objective:	Key One-Year Targets
Decent Housing		Support programs that assist victims of crime and provide crime prevention and community safety education and outreach	3000 units of service annually
Suitable Living Environment	X		
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	Coastal Horizons-Rape Crisis Center/Crisis Line; Carousel Center-Services for victims of child abuse;	General Fund; Private Funds; Public Funds
Affordability			
Sustainability			
HUD Objective		Objective:	Key One-Year Targets
Decent Housing		Provide for food security & basic needs and public services for low-income households	10,000 units of service annually
Suitable Living Environment	X		
Create Economic Opportunity			
HUD Outcome		Strategies:	Resources to be used:
Availability/Accessibility	X	CF Literacy Center; Food Bank; American Red Cross; Elderhaus;	General Fund; Private Funds; Public Funds
Affordability			
Sustainability			

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CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.



NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

City of Wilmington

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

5-21-12

Date

Sterling B. Cheatham

Name

City Manager

Title

PO Box 1810

Address

Wilmington, NC 28401

City/State/Zip

910-341-7810

Telephone Number



Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2009, 2010, 2011, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

City of Wilmington

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



5-21-12

Signature/Authorized Official

Date

Sterling B. Cheatham

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City Manager

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This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Sterling B. Cheatham
Signature/Authorized Official

5-21-12
Date

Sterling B. Cheatham
Name
City Manager
Title
PO Box 1810
Address
Wilmington, NC 28401
City/State/Zip
910-341-7810
Telephone Number

City of Wilmington

This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

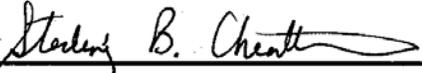
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

5-20-12

Date

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Telephone Number

This certification does not apply
 This certification is applicable

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

5-21-12

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input checked="" type="checkbox"/> This certification does not apply.
<input type="checkbox"/> This certification is applicable.

ESG Certifications

I, _____, Chief Executive Officer of City of Wilmington certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number



APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Administration Building	305 Chestnut St.	Wilmington	NHC	NC	28401
Town Hall	102 N.Third Street	Wilmington	NHC	NC	28401

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

City of Wilmington

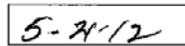
- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



Signature/Authorized Official



Date

Name

Title

Address

City/State/Zip

Telephone Number

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