

City of Wilmington Community Development

Annual Action Plan

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CDBG

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula basis to 1180 general units of local government and States

The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.



2011—2012
Brigade Boys & Girls Club

Community Development Division

The Community Development Division is part of the City's Community Services Department. The Division provides community development planning, housing services, and code enforcement to enhance the quality of life for the citizens of Wilmington. A primary responsibility of the Community Development Division is the administration of funding received from the US Department of Housing and Urban Development (HUD), and compliance oversight of HUD regulations.



305 Chestnut Street

The Community Development Block Grant (CDBG) is used by the City to assist with community revitalization and economic development activities. The range of creative approaches to community development employed by the City is broad. From revitalizing declining neighborhoods, preserving the existing housing stock, assisting eligible citizens become homeowners, and supporting non-profit organizations, the Community Development Division seeks to ensure a better quality of life for all its citizens. The City also receives funding for the HOME Investment Partnership Program (HOME) which is used to provide decent, safe, and affordable housing.

Annual Action Plan

Every year City Council adopts an Annual Action Plan to allocate CDBG and HOME funds to the projects and programs that meet the objectives of the Consolidated Plan. The Consolidated Plan establishes a unified, coordinated vision for City's community development activities over a five year period.

The Annual Action Plan addresses the following priorities set forth in the Consolidated Plan:

- ◆ Promote affordable rental housing
- ◆ Preserve affordable housing stock and promote homeownership for low-income households
- ◆ Permanent supportive housing for chronically homeless, frail elderly, disabled, and other special populations
- ◆ Homeless prevention
- ◆ Emergency shelter programs and services to transition homeless population to permanent housing
- ◆ Education and advocacy that promotes sustainable housing options
- ◆ Neighborhood services for at-risk and low-to-moderate income youth and special populations
- ◆ Preserve and maintain public facilities serving low-to-moderate income neighborhoods and individuals
- ◆ Encourage job skills and job training initiatives, including basic literacy
- ◆ Comprehensive neighborhood planning initiatives to address quality of life and physical conditions in targeted neighborhoods

HOME

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion among the States and hundreds of localities nationwide.

The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

Summary of Uses of Funds

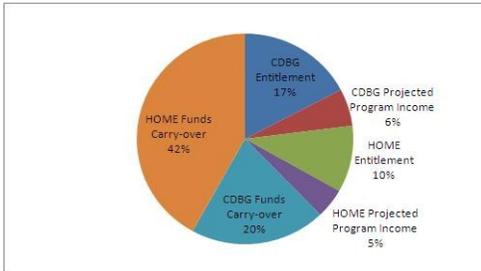
Home Ownership Program (HOP): Provides zero interest, second mortgages for eligible households, with partner banks providing the first mortgage. Program includes homeownership education and counseling for homebuyers.	\$400,187 (includes revolving loan fund & carry-over)
Housing Rehabilitation Loans: Low interest loans to lower-income homeowners in need of extensive housing rehabilitation.	\$954,338 (includes revolving loan fund & carry-over)
Housing Assistance Grants: Includes limited assistance grants, housing relocation, housing demolition, and maintenance grants.	\$46,673 (carry-over)
AMEZ Housing Community Development Corporation: Community Housing Development Organization (CHDO) set-aside and proceeds used for development of up to three units of affordable rental housing.	\$300,000 (Includes \$150,000 carry-over)
Cape Fear Regional Community Development Corporation: CHDO set-aside used to acquire five vacant foreclosed upon properties for redevelopment and resale as affordable housing. Funds will be used in conjunction with \$500,000 Neighborhood Stabilization Program funds.	\$293,159 (carry-over)
Cape Fear Habitat for Humanity: Funding to acquire lots for in-fill or houses for rehabilitation of up to six units of affordable housing for very-low and low-income households using the Habitat model for volunteer and sweat-equity construction to produce affordable housing.	\$203,880 (carry-over) Additional \$105,000 recommended FY 13.14
Cape Fear Habitat for Humanity & WARM: Neighborhood Revitalization Initiative (NRI) - a target neighborhood strategy in the Southside area. Funding to support critical repairs to 15 homes, major repairs to 5 homes, acquisition and reconstruction of six homes, and a neighborhood beautification program, "A Brush With Kindness", to paint up to 10 homes.	\$150,000 Additional \$161,000 recommended FY 13.14
Lockwood Village: CASA proposes to construct a 60 unit multi-family affordable rental project. Total project budget is \$7.5 million. <i>Contingent upon receipt of NCHFA LIHTC and other funding.</i>	\$368,609 (Additional \$281,391 recommended FY13.14 & \$181,391 FY14.15)
Lake Ridge Commons: Provides funds to support the construction of 75 rental housing units for lower-income elderly. Total project budget is \$9.2 million.	\$455,403 (carry-over)
M. E. Roberts II Transitional Living Facility: Provides funding to support the adaptive rehabilitation of the unused county jail into a transitional living center for 40 ex-offenders. Total project budget is \$1.3 million.	\$454,386 (carry-over)
NorthSide Neighborhood: Funding to support site improvements to grounds at 10th and Fanning area, former City Operations Center.	\$142,442 (carry-over)
Domestic Violence Shelter: Funding for shelter kitchen renovations. Funding for an optional zero interest loan for kitchen renovations to address plumbing and electrical code issues.	\$43,000 (carry-over) (Optional \$40,000 zero interest loan)
Brigade Boys and Girls Club: Funding for replacement of pool filtration equipment and reconstruction of pool house and other repairs.	\$40,000 (carry-over zero interest loan)

Summary of Uses of Funds

General Fund: In addition to CDBG and HOME, the City Council appropriates General Funds to support the following agencies/projects:

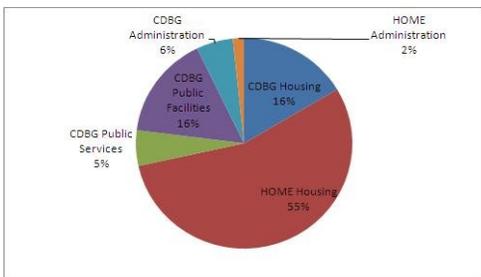
Child Advocacy & Parenting Place Exchange Club Center/Community Boys & Girls Club: Youth & Parenting programs	\$ 30,850
Ability Garden: Provide therapeutic gardening opportunities promoting the positive aspects of a personal engagement with nature	\$ 3,063
Brigade Boys & Girls Club and Community Boys & Girls Club: Afterschool and summer youth programs	\$ 23,750
Kids Making It, Inc.: Woodworking entrepreneurial program for juvenile delinquent and at-risk youth	\$ 14,250
Cape Fear Literacy Council: Adult literacy	\$ 9,500
Phoenix Employment Services of Wilmington, Inc.: Employment counseling, training and placement for homeless individuals	\$ 9,000
DREAMS of Wilmington, Inc.: Youth arts education programs	\$ 16,625
Coastal Horizons Center, Inc.: Youth shelter and Rape Crisis Hotline	\$ 37,050
American Red Cross– Cape Fear Chapter: Emergency assistance for victims of disasters & fires	\$ 9,500
Communities In Schools of Cape Fear, Inc.: Afterschool youth and drop-out prevention program	\$ 9,000
Elderhaus, Inc.: Transportation services for elderly day care program	\$ 19,000
Food Bank of Central & Eastern NC: Food for local food pantries	\$ 14,250
Wilmington’s Residential Adolescent Achievement Place, Inc. (WRAAP): Afterschool programs for youth	\$ 9,000
The Carousel Center: Services for victims of child abuse	\$ 9,500
10 Year Plan to End Chronic Homelessness: Collaborative initiatives to address chronic homelessness	\$ 50,000
Blue Ribbon Commission to End Youth Violence: Establish a Youth Empowerment Zone in NorthSide area	\$ 15,000
Cape Fear Housing Land Trust: Support the administration and provide property for the redevelopment and sale to low-income households.	\$ 21,250
Cape Fear Regional CDC: Foreclosure prevention counseling	\$ 18,896
PUBLIC SERVICES RECEIVING CDBG FUNDING	
Leading Into New Communities: Funding to support LINC’s work with ex-offenders. Assist 120 ex-offenders to find employment <i>(\$32,330 CDBG; \$5,300 Unrestricted Program Income)</i>	\$ 38,000
Domestic Violence Shelter and Services, Inc.: Funding to support provision of shelter and services to approximately 100 victims of domestic violence. <i>(\$29,750 CDBG; \$5,250 Unrestricted Program Income)</i>	\$ 35,000
Good Shepherd Ministries/Wilmington Interfaith Hospitality Network: Funding for supportive services to approximately 1,500 homeless individuals and families, including shelter, food and consultative case management towards self-sufficiency. <i>(\$92,650 CDBG; \$16,350 Unrestricted Program Income)</i>	\$ 109,000
First Fruit: Funding for supportive services to provide transitional housing to 12 homeless women and (2) families, case management, and job placement services. <i>(\$13,053 Gen Fund; \$7,135 CDBG)</i>	\$ 20,188

Allocation of Funds



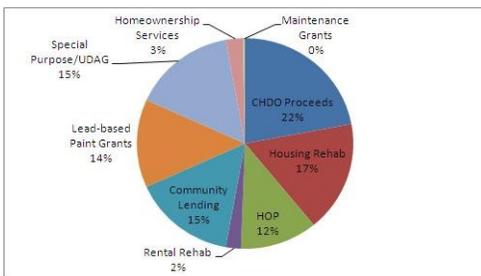
Revenues:

CDBG Entitlement	\$ 793,351
CDBG Program Income	\$ 261,550
HOME Entitlement	\$ 469,459
HOME Program Income	\$ 209,150
CDBG Carry-Over	\$ 930,277
HOME Carry-Over	\$ 1,924,707
TOTAL	\$4,588,494



Expenditures:

CDBG Housing	\$ 755,401
HOME Housing	\$ 2,526,787
CDBG Public Services	\$ 250,532
CDBG Public Facilities	\$ 727,996
CDBG Administration	\$ 251,250
HOME Administration	\$ 76,528
TOTAL	\$4,588,494



Special Purpose Funds:

CHDO Proceeds	\$ 312,580
Housing Rehab Revolving Loan Fund (RLF)	\$ 954,338
HOP Loan- Gen Fund	\$ 163,597
Rental Rehab-RLF	\$ 230,140
Community Lending	\$ 190,698
Lead-Based Paint Grants	\$ 192,020
Special Purpose/UDAG	\$ 217,998
Homeownership Services	\$ 36,267
Maintenance Grants	\$ 4,201



City of Wilmington Statistics Selected Information

Population (NC Data Center 2010 estimate)	106,882
Median Income (HUD 2012 Area Median Income)	\$60,800
Percent Below Poverty Level Percent Below Poverty Level ... under 18 years old (US Census Bureau, 2009 ACS)	28% 31%
Percent with Bachelor's Degree, or Higher (US Census Bureau, 2006-2010 ACS)	36.2%
Fair Market Rent (3 bedroom) (HUD 2012 FMR Wilmington Metro Area)	\$1,131
Median House Value (Wilmington Regional Association of Realtors, July 2012)	\$182,500

Fair Housing Overview

Fair Housing laws make it illegal to discriminate in housing based on a person's race, color, gender, religion, national origin, disability, or familial status.

For persons with disabilities, the laws go one step farther and include provisions allowing for reasonable accommodations and modifications so that persons with disabilities can live in and enjoy housing and common areas.



For More Information Please Contact:

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ME Roberts II Transitional Living Center

Annual Action Plan Summary
Prepared by City of Wilmington,
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August 2012
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