

Housing & Neighborhood Development Department



Department Mission Statement

Provide Supportive Programs and Projects that establish, enhance, and promote safe, affordable housing and positive neighborhood development

Vision

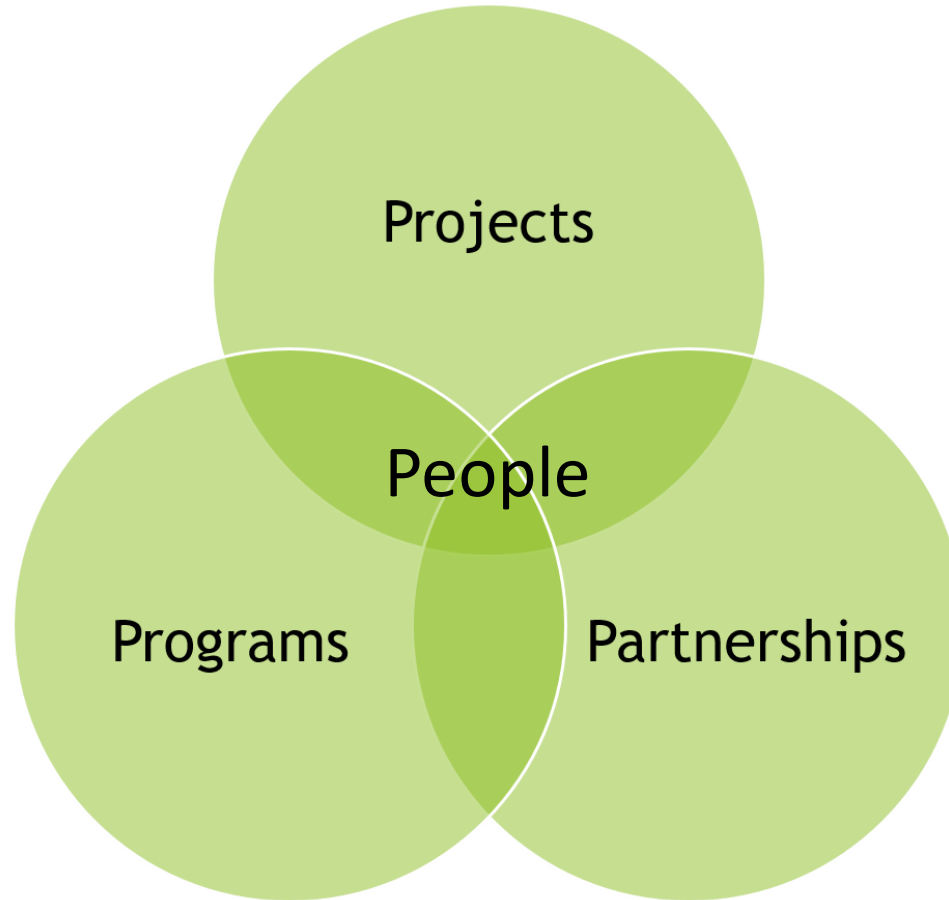
Engage neighborhoods to offer safe housing options and positive results

Our Motto
“People First”



“People First”

- **Housing Projects**
- **Homeless Programs**
- **Community Partnerships**



H&ND Leadership

- Michelle Kennedy, Director
- Eunika Smalls, Assistant Director-Finance & Administration
- Cynthia Blue, Assistant Director-Housing & Strategy
- Caitlin Bowers, Neighborhood Investment Manager
- Troy Powell, Neighborhood Impact Manager
- Larry Roberts, Code Compliance Division Manager

Funding Sources

General Funds - Residents of Greensboro

NUSSBUAM – Tax Payer Special Funding use to support housing activities

U.S. Department of Housing and Urban Development (HUD)

- Community Development Block Grants (CDBG)
- Housing Opportunities for Persons With AIDS (HOPWA)
- Emergency Solutions Grants Program (ESG)
- Home Investments Partnership Program (HOME)
- Lead Hazard Reduction

City Bonds - 2016 and 2022

-\$8 million is made available annually

Contact information:

Charla Gaskins: 336-373-2761

Housing Crisis Drivers

- **Global Pandemic**
- **Economic Factors**
 - (High Demand and Low Supply)
- **Supply Chain Issues**
- **Inflation**
 - Labor Costs
 - Raw Materials Costs
- **Increased Interest Rates**
 - 3.5% Interest rate 3 years ago
 - 7.0% Current Mortgage 30 yr rate
- **Zoning Laws**
 - "Not In My Back Yard" (NIMBY)
- **Competitions from Investors**

Affordable Housing Plan





HOUSING GSO

Creating Opportunities to Build **A Better Community**



GREENSBORO
Housing & Neighborhood
Development

Recommendation for Funding Housing GSO

Housing GSO Program Area	10 Year Funding Plan	
Affordable Rental Homes	\$20,000,000	<ul style="list-style-type: none"> Housing Preservation Fund Multi-Family Development (9% & 4% Tax Credits)
Neighborhood Reinvestment	\$10,000,000	<ul style="list-style-type: none"> New Construction Housing Rehabilitation Acquisitions
Access to Homeownership	\$10,000,000	<ul style="list-style-type: none"> Down Payment Assistance Enhanced Counseling
Supportive Housing	\$9,800,000	<ul style="list-style-type: none"> Short-Term Rental Assistance Housing Development
Implementation Planning/Partnerships	\$200,000	
Total	\$50,000,000	

Contact information:

Caitlin Bowers: 336-373-7266

Multi-Family & Single Family



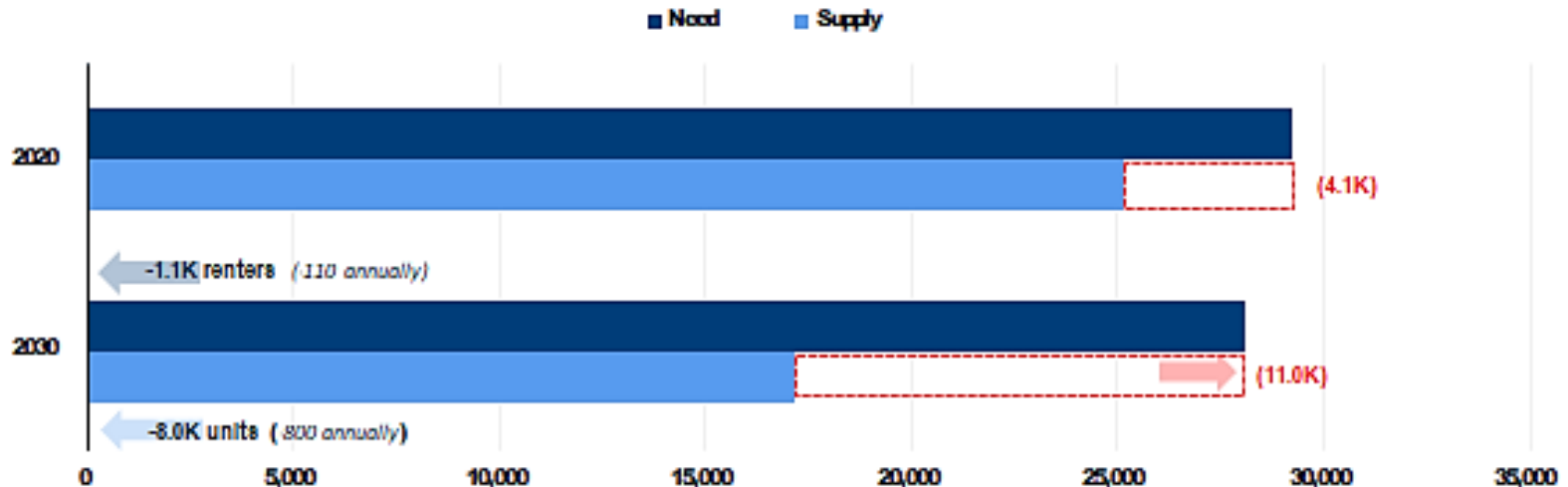
Need for Affordable Rental Units



AFFORDABLE RENTAL HOMES

Greensboro has an existing shortage of affordable rental homes for households earning \$30,000 a year or less. **This gap will only grow more pronounced as rents continue to rise, depleting Greensboro's stock of naturally affordable housing.**

Cumulative Rental Housing Gap for Households Earning \$30,000 and Below, Current and Projected



Source: ACS, PUMS 2010 and 2017 5 Year Estimates

HR&A Advisors, Inc.



Area Median Income

Area Median Income						
Greensboro-High Point Metro - Median Family Income \$73,000 for a family of four						
	1 Person	2 Persons	3 Persons	4 Persons	Affordable Gross Rent Range	Maximum Purchase Price for 4 person household*
30% of AMI	\$ 15,350	\$ 18,310	\$ 23,030	\$ 27,750	\$384 - \$694	\$ 85,000
50% of AMI	\$ 25,550	\$ 29,200	\$ 32,850	\$ 36,500	\$639 - \$913	\$ 114,000
80% of AMI	\$ 40,900	\$ 46,750	\$ 52,600	\$ 58,400	\$1,023- \$1,460	\$ 187,900
100% of AMI	\$ 51,100	\$ 58,400	\$ 65,700	\$ 73,000	\$1,278 - \$1,825	\$ 233,700
* Note: assumes 7.8% interest, 30 year term, \$20,000 down payment, taxes and insurance						
Data: HUD AMI Data 2022						

New Construction In Progress



Townsend Trace 2571 16th Street

Council District: 2

Units: 180 Units

30% AMI: 9 units

60% AMI: 171 units

Rent Range: \$285 - \$905

City Financing:

3,550,000 Housing Bond

Status: In Construction

Lofts at Elmsley Crossing 506-511 Kallamdale Rd

Council District: 1

Units: 84 Units

30% AMI: 21 units

50% AMI: 14 units

60%AMI: 34 Units

80% AMI: 15 units

Rent Range: \$310 - \$1,294

City Financing:

\$2,250,000 HOME and
Housing Bond

Status: In Construction

Yanceyville Place 2005 Mitchell Ave.

Council District: 2

Units: 84 Units

30% AMI: 21 units

50% AMI: 13 units

60%AMI: 27 Units

80% AMI: 23 units

Rent Range: \$273 - \$875

**City Financing: \$920,000
HOME**

Status: In Construction

Contact information:

Anna Blanchard 336-373-7976

Old Asheboro Lots

Community Housing Solutions

- **Locations:** 809, 811, and 825 Reid Street | 515 and 525 Julian Street
- **Units:** 5 Units – Federal HOME Funds | 80% AMI and below: 5 houses
- **Target:** Family
- **Type:** New Construction of Single-Family Homes on Infill Lots
- **Total Development Costs:** \$818,218
- **City Financing:** \$277,718
- **Status:** Completed 2020



Tornado Recovery

- **Locations:** East Greensboro
- **Units:** 18 new construction
2 rehabilitated homes
2 repaired homes
- **Target:** Family
- **Type:** New Construction and Rehab of Single-Family Homes
- **Funding:** \$1 million 2018 State Natural Disaster Grant and Housing Bonds
- **Nonprofit Partners:** East Greensboro Now, Community Housing Solutions, Habitat for Humanity
- **Status:** 2 projects in construction



Lead-Safe & Healthy Homes Greensboro



LEAD-SAFE GREENSBORO

Eligibility

- Unit built prior to 1978
- Unit located within Greensboro City limits
 - (can service units in Guilford County if a child under the age of 6 has an elevated blood lead level above 5ugld)
- Rental units do not require a child occupant at the time of assistance.
- Total tenant household income must not exceed program limits
- Must be family units and have at least one bedroom
- Home based daycares are eligible

Grant Amounts

- Up to \$30,000, combined, for properties with 1-3 units
- Up to \$9,500, per unit, for properties with 4 units or more
- Additional grants available up to \$5,000 to address health and safety issues
- Currently we cannot address lead in pipes or other non-paint sources

Process

- A certified lead-based paint inspector will perform a test to identify lead paint hazards.
- The inspector's report will outline recommendations for work to be performed.
- The City contracts with a certified lead abatement professional to remove lead paint hazards.
- City staff will monitor work and ensure lead safety guidelines are followed.

Efforts to End Homelessness



Data and Information

- Families with children experiencing homelessness- 92 total
- Families with children living in temporary housing- 89 total
- Support services for families with children experiencing homelessness include some members of the Continuum of Care (COC):
 - Family Services of the Piedmont
 - Greensboro Housing Authority
 - Greensboro Urban Ministry
 - Guilford County Family Justice Center
 - Guilford County Schools,
 - UNCG Center for Housing and Community Studies
 - Youth Focus
 - YWCA of Greensboro

What services does the City invest in?

- Ending homelessness takes a multi-layered approach.
- The City invests in services like:
 - Day Shelters
 - Emergency Shelters
 - Regency Inn
 - Transitional Housing
 - Rapid Re-Housing (National Best Practice!)
 - Housing Hotline
 - Support Services like SOAR (SSI/SSDI Outreach, Access, and Recovery)
 - Safe Parking
 - Permanent Supportive Housing
 - Hotel Assistance
 - Winter Emergency Shelter
 - Rental and Utility Assistance
 - Housing Opportunities for Persons with AIDS (HOPWA)

**Contact information:
Elizabeth Alverson 336-373-7960**

Code Compliance



Code Compliance

Code Compliance investigates complaints we receive about problems in Greensboro related to:

- Housing (Residential & Non-Residential)
- Nuisances
- Abandoned and Junk Vehicles
- Front Yard Parking

If there are one or more violations found at that property, one of our inspectors will give the owners a Notice of Violation and require the violation to be corrected.

Community Engagement

- Coffee & Code
- Tool Lending Program – The Neighborhood’s Toolbox

Contact information:

Larry Roberts: 336-373-2538

Neighborhood Impact



Neighborhood Impact

- ❑ Remediation of Unsafe & Dangerous Buildings
 - ❑ Immediate Response to Unsafe Non-Residential Buildings
 - ❑ Rehabilitation & Demolition of Buildings
 - ❑ Receivership Program Management to Create Housing
- ❑ Management of Affordable Housing Availability
 - ❑ Municipal Land Bank Management
 - ❑ Community Land Trust Development & Liaison to Non-Profit
- ❑ Community Engagement
 - ❑ Resident Liaison to all Neighborhood Groups & Associations
- ❑ Special Projects Assigned to the Department
 - ❑ Property Analysis and Acquisition by City Manager's Office
 - ❑ Pallet Shelter Community Program – Protecting Homeless

Contact information:

Troy Powell: 336-373-2208

Current Poverty Rate

- The overall poverty rate jumped from **7.8%** in 2021 to **12.4 %** in 2022
 - Significant Housing Burden
 - (more than 50% of disposable income to cover the cost of shelter)
 - Medical care not being pursued
 - (physical and mental health)
 - Healthy Food options not considered
 - (Obesity and adverse health effects)
 - Inadequate childcare
 - Under-resourced schools



“The City of Greensboro continues to see strong growth through the first six months of 2023”

- Recently, 887 acres were annexed or rezoned this year, which was 573 acres more than all of last year. This could lead to 2,482 new housing units.**

<https://www.wfdd.org/story/greensboro-shows-strong-growth-housing-and-development-mid-year-report>

City of Greensboro

VISION STATEMENT



Greensboro will be a community with endless economic opportunities and an exceptional quality of life.

Q&A



GREENSBORO
Housing & Neighborhood
Development

Interfaith Affordable Housing Initiative Volunteer Sign-Up

