

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The City of Burlington is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. The City also receives HOME funds through its participation in the Greensboro HOME Consortium. As a HUD entitlement community, the City is required to submit the FY 2021 Annual Action Plan as the second action plan of the 2020-2024 Consolidated Plan.

The One-Year Action Plan outlines the City's planned projects and activities to address identified priority needs and specific objectives during program year 2021 (July 1, 2021 - June 30, 2022). These activities and projects will also address the City's overall priorities identified in the 2020-2024 Consolidated Plan. All priorities, objectives, and activities are planned for a one year period ending on June 30, 2022 unless otherwise indicated in the plan.

The City will direct Community Development Block Grant (CDBG) funds to projects within its corporate limits. Proposed allocations of CDBG funds are to citywide housing rehabilitation projects, neighborhood revitalization or development projects in the City's low and moderate income areas, job training, and development projects citywide for eligible populations.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Burlington is committed to allocating funds that serve the needs of low to moderate income (LMI) residents. Households with incomes less than 50% of the area median income (AMI), particularly those with extremely low incomes (less than 30% of AMI), are particular priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including low income families, the homeless, persons threatened with homelessness, the elderly, and persons with disabilities.

The priorities identified in the Annual Action Plan were developed by:

- Weighting the severity of the need among all groups

- Analyzing current, social, housing, and economic conditions
- Analyzing the relative needs to low and moderate income families
- Assessing the resources likely to be available
- Evaluating input from requests for proposals, public hearings, and participation in various community meetings

Burlington will invest its CDBG and HOME funds in areas primarily impacted by LMI persons. Several of the City’s LMI census areas are located in the downtown area and include a significant rental housing stock. While resources other than CDBG and HOME funds may be used in these areas to maintain and preserve housing, infrastructure, and public services, the City’s CDBG and HOME funds will be focused in areas that are home to families, the elderly, the disabled, and the homeless. The City’s provision of funding for new construction and acquisition of affordable housing will continue to be governed by its evaluation rubrics.

For Program Year 2021, the City plans to address needs/objectives identified under the priority needs identified in the 2020-2024 Consolidated Plan. The needs are identified as:

**Need 1:**

**Expand/Improve Public Infrastructure.**

**Need 2:**

**Public Services & Quality of Life Improvements.**

**Need 3:**

**Economic Development.**

**Need 4:**

**Preserve & Develop Affordable Housing.**

**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has maintained a high performance rate for past projects completed through the FY 2018 Annual Action Plan. Year 2020 was met with challenges through staff changes and with a shifted focus on CDBG-CV expenditures to address and prevent the spread of COVID-19. The goals of the 2020-2024

Consolidated Plan have been instrumental in setting the goals of the CDBG and HOME programs set out by the City through community input.

The City has rehabbed three homes since July 1, 2018. There are currently two rehabilitation projects under contract. The City has assisted two individuals with relocation assistance. Several infrastructure projects are underway. The City has also assisted with down payment assistance for two. With the recent City Council approval to change the rehabilitation loans from repaid to forgivable, there will likely be an increase in applicants and expenditures which will assist in increasing the rehabilitation efforts and improving the housing stock.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105. Key elements of the Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. Burlington uses the input from citizens and its community development partners to determine its housing and community development needs, to develop strategies for addressing those needs, and to undertake specific actions consistent with those strategies.

Between April and May 2021, two public hearings were held to obtain public input to the planning process and development of the 2021 Annual Action Plan. The public hearings provided citizens a chance to comment on issues of affordable housing, special needs housing with supportive services, homelessness, neighborhood and community revitalization, and special needs and priorities that would be incorporated into the proposed Annual Action Plan.

During the development of the 2021 Annual Action Plan, there was consultation and coordination completed with several service agencies in the City of Burlington. These conversations were held with several levels of service providers who understood the problems faced by the elderly, and the need for affordable housing, homeless assistance, and health services. These meetings and conversations provided the City with a keen insight into some of the problems and needs that many low to moderate-income citizens were facing.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of the comments received is provided as an attachment to IDIS template AD-25 Administration of the 2021 Annual Action Plan.

## 6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of responses to the comments received is provided in IDIS template AP-12 Consultation of the 2021 Annual Action Plan.

## 7. Summary

The City's funds will coincide with specific set-asides to structure the spending of CDBG funds and ensure that the limited amount of funds available will have the greatest possible impact in addressing the needs of the Annual Action Plan and community.

A maximum of 15% of CDBG funds will be dedicated to public services.

The City of Burlington's 2021 CDBG allocation is \$470,243.00. If program subrecipients do not use their entire allocation, any unexpended amounts are subject to recapture and use for other CDBG eligible activities.

The City's projects for 2021 CDBG funding and budgeted amounts are as follows:

1. Administration \$115,000  
Public Facilities & Infrastructure \$339,743  
Public Services \$85,500  
Emergency Housing Repair \$30,000

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Burlington	Planning Department Community Development Division

Table 1 – Responsible Agencies

### Narrative

#### Consolidated Plan Public Contact Information

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Burlington Planning Department's Community Development Division developed an outreach effort to maximize input from a large cross section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, attendance and networking at various meetings, telephone interviews, and requests for proposals. Furthermore, the Department implements a range of affordable housing and community development activities, including administration of the CDBG & HOME programs; preparation of the Consolidated Plan, the Consolidated Annual Performance Evaluation Report (CAPER), and the Annual Plan; technical assistance for and collaboration with non-profits and for-profits housing developers and social services agencies; and rehabilitation and other affordable housing projects.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Allied Churches of Alamance County (ACAC) and Alamance Housing Committee (AHC) both have interagency agreements with the City of Burlington to manage CDBG activities. Close cooperation exists between the City, ACAC, AHC, local nonprofit agencies, homeless providers, and regional organizations to enhance coordination. The City will continue to support strategies to meet the needs of homeless persons and those at risk of becoming homeless.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City does not receive ESG funds. Rather, ESG funds are allocated to the community through Alamance Housing Committee (AHC) participation in the NC Balance of State Continuum of Care application process. AHC utilizes the Balance of State application process to apply for ESG funds, develop performance standards, and evaluate outcomes. The City of Burlington is currently working closely with AHC to restructure the delivery and allocation process. A detailed description of how this process is

being restructured in Burlington can be found in the MA30 section of the City's 2015-19 Consolidated Plan. The plan is also available at: <http://www.ci.burlington.nc.us/DocumentCenter/View/7532>

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Burlington
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy Recreation and infrastructure needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Planning Department Community Development Division is the lead agency in the Consolidated Plan.

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**



## AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Burlington is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. The City also receives HOME funds through its participation in the Greensboro HOME Consortium. As a HUD entitlement community, the City is required to submit the FY 2022 Annual Action Plan as the second action plan of the 2020-2024 Consolidated Plan.

The Second-Year Action Plan outlines the City's planned projects and activities to address identified priority needs and specific objectives during program year 2022 (July 1, 2021 - June 30, 2022). These activities and projects will also address the City's overall priorities identified in the 2020-2024 Consolidated Plan.

The City will direct Community Development Block Grant (CDBG) funds to projects within its corporate limits. Proposed allocations of CDBG funds are to citywide housing rehabilitation projects, neighborhood revitalization or development projects in the City's low- and moderate-

income areas, job training and development projects city wide for eligible populations.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	477,173	100,000	1,000,446	1,577,619	0	Annual allocation
Other	public - state	Housing Other	0	0	0	0	0	

**Table 1 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Non profit housing and service providers rely on many sources of revenue for their operations. In Burlington, this includes Allied Churches, Habitat for Humanity, and ACCSA, Family Abuse Services, Residential Treatment Services, and Ralph Scott Lifeservices, all highlighted in the previous sections. These agencies and organizations pursue multiple sources of funding for housing and social service programs. To supplement, match, or leverage the grants from competitive Federal and State programs and foundations, the agencies use local funds and private resources. Private resources include contributions, corporate sponsorships, United Way, foundation grants, fees, and fund-raisers. Local organizations have reported success using private funds such as these to match other grants.

Low Income Housing Tax Credits (LIHTC) have proven to be a highly effective method of increasing the supply of affordable housing. However, there is currently a lack of developers with the capacity or interest in LIHTC projects within the City of Burlington. The City's strategy for coordinating LIHTC development into its efforts to increase the supply of affordable housing for low and moderate-income families is to provide technical assistance on an as-needed basis through the Planning Department's Community Development Division.

To match the HOME City funds, the City participates in a Construction Training Program with the North Carolina Housing Finance Agency and the North Carolina Homebuilders Association. The City will use the North Carolina Housing Finance Agency funds of \$65,000 to pay for the hard construction costs for housing in conjunction with the Construction Training Program activities.

To match HOME County Program expenditures for rehabilitations, the City of Burlington allocates a portion of its closed-out Rental Rehabilitation Program loan payments.

When appropriate, the City will work to leverage with other programs such as weatherization or Piedmont Triad Regional Council's rehabilitation program. In some instances, homeowners may contribute their personal funds to upgrade certain rehabilitation elements based on their personal preferences.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Burlington is not involved with land banking and has a limited amount of resources available to acquire, assemble, and dispose of sites for the purpose of expanding affordable housing and employment opportunities. However, Burlington will be consulting with a non-profit to create a land banking and land trust plan for neighborhoods.

**Discussion**

None.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand Public Infrastructure	2020	2024	Non-Housing Community Development	Citywide / Non-Site-Specific	Expand/Improve Public Infrastructure & Facilities	CDBG: \$346,673	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
3	2A. Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide / Non-Site-Specific	Public Services & Quality of Life Improvements	CDBG: \$85,500	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
5	4A. Preserve Existing Homeowner Housing	2020	2024	Affordable Housing	Citywide / Non-Site-Specific	Preserve & Develop Affordable Housing	CDBG: \$30,000	Rental units rehabilitated: 3 Household Housing Unit

**Table 2 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	1A. Expand Public Infrastructure
	<b>Goal Description</b>	
3	<b>Goal Name</b>	2A. Provide Supportive Services for Special Needs
	<b>Goal Description</b>	
5	<b>Goal Name</b>	4A. Preserve Existing Homeowner Housing
	<b>Goal Description</b>	

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Projects for the fiscal year 2021-2022 will include Public Facilities and Infrastructure, Public Service and Emergency Repair activities. The bulk of the funding will be spend on Public Facilities and Infrastructure activities as there is a funding cap limit of 15% on Public Service activities.

#	Project Name
1	CDBG: Administration
2	CDBG: Public Facilities & Infrastructure
3	CDBG: Emergency Small Repair
4	CDBG: Public Services

**Table 3 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The Public Services activities has a spending cap on it that year which significantly impacts the ability to fund Public Service activities. The partner agencies are receiving CDBG-CV funds which are also being used to serve those with the greatest need.



**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG: Administration
	<b>Target Area</b>	Citywide / Non-Site-Specific
	<b>Goals Supported</b>	1A. Expand Public Infrastructure 2A. Provide Supportive Services for Special Needs 4A. Preserve Existing Homeowner Housing
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities Public Services & Quality of Life Improvements Economic Development Preserve & Develop Affordable Housing
	<b>Funding</b>	CDBG: \$115,000
	<b>Description</b>	Citywide administration of the CDBG program for PY 2020.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Public infrastructure, public service activities and urgent repair activities will be undertaken.
2	<b>Project Name</b>	CDBG: Public Facilities & Infrastructure
	<b>Target Area</b>	Eligible LMI Block Groups
	<b>Goals Supported</b>	1A. Expand Public Infrastructure
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$346,673
	<b>Description</b>	The City will invest in its public facilities and infrastructure through development activities for LMI persons and households This includes all improvements and facilities that are either publicly owned or that are traditionally provided by the government, or owned by a nonprofit and operated so as to be open to the general public. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. Public infrastructure includes improvements to streets, sidewalks, utility infrastructure, ADA curb cuts and roadways.
	<b>Target Date</b>	

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	
<p><b>Planned Activities</b></p>	<p>The City will invest in its public facilities and infrastructure through development activities for LMI persons and households This includes all improvements and facilities that are either publicly owned or that are traditionally provided by the government, or owned by a nonprofit and operated so as to be open to the general public. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. Public infrastructure includes improvements to streets, sidewalks, utility infrastructure, ADA curb cuts and roadways. Approved 2021-2022 Public Facilities &amp; Infrastructure activities:</p> <ol style="list-style-type: none"> <li>1. \$90,000. Vaughn Rd. from Beaumont Ave to N. Church Street. The sidewalk segment on Vaughn Road between Beaumont Avenue and N. Church Street was funded with CDBG for \$100k in FY19-20. The primary reason for the need for additional funding is the continued increase in construction costs related to COVID-19 and other supply chain disruptions. An additional ~\$90k is needed to complete the project. LMA.</li> <li>2. \$150,000. North Park Phase 2B. PH1A, PH1B and PH2A (pool) of the North Park Master Plan are all complete. PH1C is funded by CDBG and under construction. Phase 2B involves a trail on the west side of the creek. LMA</li> <li>3. \$25,000. Ebenezer Church COUCH House. This would involve converting an existing structure into a community outreach center by aiding citizens with support in the areas of clothing, food, housing and shelter references as well as being a link to community, social and mental health partners to assist persons to live quality lives. LMA/LMC</li> <li>4. \$75,000. Ruby Lane to Haw River - PH1. This would continue efforts to complete a greenway segment between the Animal Services Building and the Haw River This segment is part of the Haw River Greenway which is the #2 project identified in the Greenways and Bikeways Plan. CDBG Funds were recently used to help complete an ~1,100 foot segment from the Animal Services Building to the end of Ruby Lane. This ~2,000 linear foot segment involves two phases with PH1 (\$~75k) including clearing, grading and establishing a mulch path and PH2 (~\$175k) would be grading and paving the path (possible future CDBG request). LMA</li> </ol>

3	<b>Project Name</b>	CDBG: Emergency Small Repair
	<b>Target Area</b>	Citywide / Non-Site-Specific Eligible LMI Block Groups
	<b>Goals Supported</b>	4A. Preserve Existing Homeowner Housing
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	The City will invest funds into small and emergency rehab repairs for low-to-moderate income households for homeowners using emergency forgivable loans.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Three low-income homeowners will be assisted with up to \$10,000 each per unit for urgent, emergency repairs.
4	<b>Project Name</b>	CDBG: Public Services
	<b>Target Area</b>	Citywide / Non-Site-Specific Eligible LMI Block Groups
	<b>Goals Supported</b>	2A. Provide Supportive Services for Special Needs
	<b>Needs Addressed</b>	Public Services & Quality of Life Improvements
	<b>Funding</b>	CDBG: \$85,500
	<b>Description</b>	Nonprofit funding for Public Services eligible activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

<b>Planned Activities</b>	Activities to be supported with Public Service funds include tax prep for special populations, homeless shelter operational costs, abuse prevention programs, support for youth programs, replacement of materials to the public library, daycare for LMI families, and case management support.
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## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

In light of the limited amount of CDBG funds available to the City of Burlington, not all the City's housing and community development needs can be addressed. Therefore, priorities must be established to ensure that scarce resources are directed to the most pressing housing and community development needs.

In order to achieve the greatest impact possible from the limited federal funds available, the HOME Consortium intends to allocate its community development resources primarily to projects that will have a focused neighborhood impact on increasing access to opportunity. The Consortium's basis for increasing opportunity is governed by the opportunity mapping results of the 2020 Regional Assessment of Fair Housing. This is an econometric modeling technique designed to comprehensively quantify and analyze the geographic distribution of opportunity. Geographic priority investment areas have been determined based on their ability to connect opportunity to low and moderate-income residents within the Triad. These include the north-central, eastern, and southern areas of Burlington.

Multiple revitalization activities, such as housing rehabilitation and public facility development, will be geographically coordinated in order to maximize their impact. The neighborhood-level focus for non-housing community development needs within income-eligible areas reflects the City's desire to create appreciable and lasting living environment improvements given limited funds, and the specific geographic targeting of new family rental housing reflects the need to affirmatively further fair housing by directing this type of development to a broader range of neighborhoods, combating existing segregated settlement patterns.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide / Non-Site-Specific	30
Eligible LMI Block Groups	70

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

In order to achieve the greatest impact possible from the limited federal funds available, the City intends to allocate its non-housing community development resources primarily to projects that will have a focused neighborhood impact, as opposed to infrastructure projects of more dispersed expected benefit.

Burlington will invest its CDBG and HOME funds in areas primarily impacted by LMI persons. Several of

the City's LMI census areas are located in the downtown area and include a significant rental housing stock. While resources other than CDBG and HOME funds may be used in these areas to maintain and preserve housing, infrastructure, and public services, the City's CDBG and HOME funds will be focused in areas that are home to families, the elderly, the disabled, and the homeless. The City's provision of funding for new construction and acquisition of affordable housing will continue to be governed by its evaluation rubrics.

## **Discussion**

# Affordable Housing

## AP-55 Affordable Housing - 91.420, 91.220(g)

### Introduction

<b>One Year Goals for the Number of Households to be Supported</b>
Homeless
Non-Homeless
Special-Needs
Total

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

**Table 7 - One Year Goals for Affordable Housing by Support Type**

### Discussion



## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

**Actions planned during the next year to address the needs to public housing**

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

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

**Addressing the emergency shelter and transitional housing needs of homeless persons**

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

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

### **Discussion**

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The following public policy barriers were identified in the 2020 City of Burlington's Assessment of Fair Housing, which included the City of Greensboro and the City of Burlington. Stakeholders interviewed during the consultation process for this Consolidated Plan verified that these barriers still influence the market for affordable housing.

- The City has an older supply of housing.
- There is a jobs to housing imbalance.
- There is a need to create fair housing awareness.
- Low household incomes and poverty necessitates a higher share of income needed for housing.
- A majority of renters are cost burdened.
- There is an insufficient supply of adequate and affordable housing.
- The cost of new housing and the limited incentives to stimulate affordable housing.

These barriers tend to disproportionately impact lower- and moderate-income households, since, as found in the previous Needs Assessment, these households are most in need of affordable housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the**

## **return on residential investment**

**Action 1: Establish Financial Incentives for Affordable Housing.**

**Action 2: Expand the Role of the City and Burlington Downtown Corporation (BDC).**

**Action 3: Increase Fair Housing Public Education about Fair Housing Practices including Stronger Code Enforcement.**

**Action 4: Encourage Burlington Employers to Initiate Employee Housing Assistance (EAH) Programs.**

**Action 5: Leverage Vacant Land for Affordable Housing.**

**Action 6: Further Revise Zoning Codes and Ordinances.**

**Action 7: Provide Tenant Information and Adopt Eviction Assistance Measures.**

**Action 8: Maximize Existing Housing Programs Funds.**

1. Owner-occupied Housing Rehabilitation Loan Program,
2. Urgent Repair Program, and
3. Burlington Development Corporation.

## **Discussion**

The City of Burlington will have to face various challenges in order to achieve the goal of affirmatively furthering fair housing choice. In collaboration with the community residents, housing stakeholders, and the numerous non-profit and for-profit partners, the City can build on recent improvements, city strengths, and opportunities to increase fair housing choice moving forward. The Fair Action Plan included in this AI can serve as an easily understandable roadmap – for both policymakers and the public – in order to focus efforts and advance fair housing choice in the near future. These goals easily

align with the City’s vision described in its Comprehensive Plan: Destination Burlington. The City can leverage its CDBG and HOME funding and programs to assist the realization of these goals. The actions listed will be addressed over the next five years, aligning the accomplishments of these actions with the consolidated planning cycle. Although all of the impediments will not likely be eliminated in a short time period, such as five years, the City of Burlington will strive to affirmatively further fair housing and **reduce these barriers to promote fair housing choice.**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

In FY 2021, Burlington plans the following actions to help address the housing and community development needs of City residents, especially low- and moderate-income residents.

### **Actions planned to address obstacles to meeting underserved needs**

The chief obstacle to meeting underserved needs is a lack of, or inadequate, resources---both financial and human (staffing). The City of Burlington will continue to collaborate with human and social service agencies and the Continuum of Care to identify potential resources for meeting the service needs of City residents. The restructuring effort of Allied Churches will help address this obstacle, as it will increase the efficiency of the institutional delivery system and help optimize the use of scarce human and financial resources. The funding for Burlington Development Corporation to operate two housing programs in the community is another example of Burlington's commitment to meeting needs. The improvements to the facilities at Ralph Scott Lifeservices will also directly improve access to the programs operated by this organization and the underserved needs of the low income populations it serves. Improving access to public facilities and infrastructure amongst underserved populations is also addressed in this plan. The funding for the North Park Library will benefit predominantly low moderate income residents of Burlington.

### **Actions planned to foster and maintain affordable housing**

Burlington will continue to administer its housing rehabilitation program, which helps increase the supply of decent, affordable housing for low-income households in the City who would otherwise not be able to afford necessary rehab. The City will continue it's CHDO partnership with Habitat for Humanity of Alamance County and Alamance County Community Services Agency to finish the remaining lots at the Apple Tree Village. The relocation fund from CDBG will serve to encourage families to participate in the rehab program.

### **Actions planned to reduce lead-based paint hazards**

The City actively reduces lead based paint (LBP) hazards by including abating all lead hazards as a part of its housing rehabilitation program. Additionally, in the discussion of activities to stimulate employment opportunities, the City delineates its planned efforts to encourage local contractors to be trained in safe work practices and to become state certified lead based paint abatement supervisors.

The City of Burlington will continue to uphold its obligation to abate all LBP hazards on properties it acquires. The City will also continue to work with the Alamance County Public Health Department to implement all aspects of the lead based paint regulations. In its efforts to evaluate and reduce lead based paint hazards in all of its CDBG and HOME funded rehabilitation projects, the Public Health

Department provides information and outreach on the dangers of lead-based paint, as well as guidance in the identification and reduction of lead-based paint hazards to all program participants. Blood level tests may be paid through the Housing Rehabilitation program for targeted populations, such as children under 5, when needed.

The City will continue to participate in NC Lead, a surveillance system that all pediatricians are required to enter data into. When a child is found with elevated levels of lead in the blood, the Health Department offers to complete an investigation. When the lead levels reach poisonous concentrations, the Health Department is required to do so.

In order to affirmatively market LBP safety and abatement initiatives, the Public Health Department issues literature on housing-related and non-housing related sources of lead. Materials are also available in Spanish.

### **Actions planned to reduce the number of poverty-level families**

Burlington will continue participating in the North Carolina Construction Training Partnership Program. This workforce development initiative is designed to address the lack of middle skill employees through training low income Burlington residents in construction. The goal is to provide job training in the construction industry while improving the quality of affordable housing stock for low income residents in Burlington. NC Housing Finance Agency will also provide funds to the City to rehabilitate eligible affordable housing for low-income households. The goal for the Construction Training Partnership Program is to train 16 low income Burlington residents a year.

### **Actions planned to develop institutional structure**

As part of the Allied Churches of Alamance County (ACAC) Coordinated Assessment (CA) project, the City of Burlington will work with ACAC and Alamance Housing Committee (AHC) within the context of the Balance of State CoC to address gaps in the institutional delivery system. The greatest gap in meeting the needs of all homeless populations is the reduced capacity of many agencies, given funding limitations in recent years. The institutional delivery system has been effective and providing substitutes for this need, but struggles to provide enough services given their limited capacity. In order to develop and improve this institutional structure, the coordinated assessment will result in an additional staff person to handle standardized systems for accessing homeless facilities and services.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Burlington facilitates coordination among its partner agencies that results in a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions. Additionally, City general funds will continue to be

available for economic development, indicating a commitment to leveraging all possible resources to meet needs. By establishing set-asides to govern CDBG and HOME spending, the City is ensuring that high-priority public and private housing and social service agencies and their programs will continue to receive the resources required to achieve an appreciable impact.

The greatest gap in meeting the housing, community development, and economic development needs in the City is the reduced capacity of many agencies, given funding limitations in recent years, to carry out their work to the extent that is needed in the community. Reductions in work force resulting from dwindling resources pose a serious challenge to meeting escalating demand for affordable housing and related services. In order to overcome this gap, the City has planned to focus its capacity and delivery on priority needs.

Strategic planning and evaluation will continue to be performed periodically to ensure the streamlining of operations. The City will continue to work with Burlington Development Corporation, Burlington Housing Authority, ACAC, and Alamance Housing Committee to enhance coordination. Enhancing coordination is an important component of the Coordinated Assessment project as well as a part of the HOPE and STEPS programs administered by Burlington Development Corporation through CDBG funding.

## **Discussion**

The City is committed to addressing institutional structure development, coordination of services, poverty reduction and affordable housing initiatives as necessary in our community over the upcoming year.



# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%



## Attachments

## Citizen Participation Comments

### Public Comments

Two public hearings were held for the City of Burlington. The first was on April 20<sup>th</sup>, 2021 and the second was held on May 4<sup>th</sup>, 2021 both as part of the city council meetings. The comment time was extended on both hearings to allow for additional time to collect public comments. There were no public comments received.

