

SUBSTANTIAL AMENDMENTS TO THE CITY OF GREENSBORO ANNUAL ACTION PLANS FOR FISCAL YEARS 2020-2024

A. EXECUTIVE SUMMARY

The City of Greensboro is a federal entitlement community under the U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG) Program and serves as the lead entity for the City of Greensboro HOME Consortium, which also includes unincorporated Guilford County. The Annual Action Plan covers the period July 1-- June 30 and serves as the planning and strategy document for annual allocations of CDBG, Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), which covers a 3-county area including Guilford, Randolph, and Rockingham Counties.

The Annual Action Plans identify projects and programs that will utilize federal grant funding for the fiscal year.

The City’s Citizen Participation Plan (CPP) describes the efforts that the City will take to encourage its residents to participate in developing these plans. It also provides requirements for public process when a “substantial amendment” to the Consolidated Plan/Annual Action Plan is proposed. The following changes constitute a substantial amendment and require public notice as described in the CPP:

1. A change in the use of CDBG funds from one eligible activity to another
2. Funding of a new project not previously described in the Annual Plan
3. A change in the allocation or distribution of funds
 - a. Defined as when the dollar amount of that change is equal to, or greater than 25% of the City’s current fiscal year federal allocation
 - b. E.g. CDBG is undergoing a substantial change when 25% or more of that year’s CDBG allocation is affected
4. A significant change to an activity’s proposed beneficiaries or persons served

The reprogramming of HUD funds, as indicated in Section C of this proposed Substantial Amendment, will allow for compliance and appropriate administering of the allocated funds, and requires a substantial amendment.

B. CITIZEN PARTICIPATION

Notice for 30-day public comment period is published in the Greensboro News & Record, Carolina Peacemaker, and Qué Pasa, and is posted on the City’s website. Greensboro residents are encouraged to review and comment on the proposed Substantial Amendments to the Annual Action Plans for Fiscal Years 2020-2024. The Public Comment Period will be from March 26, 2026 – April 27, 2026. Residents are able to review copies of the Substantial Amendment at www.greensboro-nc.gov/substantialamendment or please call 336-373-4636 if hard copies are required.

C. CHANGES TO THE ANNUAL ACTION PLANS FOR FISCAL YEARS 2020-2024

The purpose of the proposed substantial amendment to the Annual Action Plans for Fiscal Years 2020-2023 is to change the distribution in CDBG allocations that are greater than 25% of the annual allocation, and to fund a new project not listed in the Annual Action Plan for Fiscal Year 2024.

City of Greensboro proposes to substantially amend the Annual Action Plans for Fiscal Years 2020-2024 to change the distribution in Community Development Block Grant (CDBG) allocations that are greater than 25% of the annual allocation, and to fund a new project not listed in the Annual Action Plan for Fiscal Year 2024.

City of Greensboro proposes to substantially amend the 2020 Annual Action Plan to retroactively increase CDBG funding expenditure from \$444,365 to \$917,103, to expedite the repayment schedule for the Section 108 Loan resulting in a percentage change of 106.39%; The program has since been completed and is compliant with all federal and local regulations; and to increase the support of housing rehabilitation program and retroactively increase CDBG funding expenditure from \$584,997 to \$863,726, resulting in a percentage change of 47.65%;

City of Greensboro proposes to substantially amend the 2021 Annual Action Plan to retroactively increase CDBG funding expenditure from \$445,479 to \$943,837, to expedite the repayment schedule for the Section 108 Loan resulting in a percentage change of 111.87%; The program has since been completed and is compliant with all federal and local regulations.

City of Greensboro proposes to substantially amend the 2022 Annual Action Plan to increase the support of housing rehabilitation program and retroactively increase CDBG funding expenditure from \$711,448 to \$1,078,594, resulting in a percentage change of 51.61%;

City of Greensboro proposes to substantially amend the 2023 Annual Action Plan to increase the investment of redevelopment and public infrastructure, and retroactively increase CDBG funding expenditure from \$400,000 to \$524,202 resulting in a percentage change of 31.05%; and to increase the support of housing rehabilitation program and retroactively increase CDBG funding expenditure from \$973,673 to \$1,380,667, resulting in a percentage change of 41.80%;

City of Greensboro proposes to substantially amend the 2024 Annual Action Plan to add a new housing project, The Arbors at South Crossing, as an investment in public infrastructure on the site at 802 W Florida Street; with partial funding from 2024 funds of \$198,722;

The following charts will be updated in each Annual Action Plan as part of the substantial amendment. A final updated Annual Action Plan for each year will be posted to City of Greensboro Housing and Neighborhood Development website once the substantial amendment has been approved by the Department of Housing and Urban Development (HUD).

FY 2020- AP-38 Project Summary-Original

Project Name	FY20/21 - Section 108 Loan Repayment
Target Area	South Elm Willow Oaks
Goals Supported	Expand Economic Opportunities
Needs Addressed	Job Growth & Access Quality Living Environments
Funding	CDBG: \$444,365
Description	
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City of Greensboro
Planned Activities	Planned repayments of Section 108 principal and interest loan

FY 2020- AP-38 Project Summary-Proposed Amendment

Project Name	FY20/21 - Section 108 Loan Repayment
Target Area	South Elm Willow Oaks
Goals Supported	Expand Economic Opportunities
Needs Addressed	Job Growth & Access Quality Living Environments
Funding	CDBG: \$917,103
Description	
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City of Greensboro
Planned Activities	Planned repayments of Section 108 principal and interest loan

FY 2020- AP-38 Project Summary-Original

Project Name	FY20/21 - Housing Rehabilitation
Target Area	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
Goals Supported	Increase the Supply of Decent Affordable Housing
Needs Addressed	Housing Affordability & Access Quality Living Environments
Funding	CDBG: \$584,997
Description	Citywide Housing Rehabilitation Program, including owner-occupied repairs, Lead Safe Housing Program Match, and Healthy Homes Emergency Repair.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 low- moderate-income families
Location Description	The City of Greensboro
Planned Activities	Single family rehabilitation and repair to provide decent affordable housing.

FY 2020- AP-38 Project Summary-Proposed Amendment

Project Name	FY20/21 - Housing Rehabilitation
Target Area	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
Goals Supported	Increase the Supply of Decent Affordable Housing
Needs Addressed	Housing Affordability & Access Quality Living Environments
Funding	CDBG: \$863,726
Description	Citywide Housing Rehabilitation Program, including owner-occupied repairs, Lead Safe Housing Program Match, and Healthy Homes Emergency Repair and the acquisition/rehabilitation of a multi-family project.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 low- moderate-income families
Location Description	The City of Greensboro
Planned Activities	Single family rehabilitation and repair to provide decent affordable housing. Acquisition/rehabilitation of a multi-family project.

FY 2021- AP-38 Project Summary-Original

Project Name	FY21/22 - Section 108 Loan Repayment
Target Area	South Elm Willow Oaks
Goals Supported	Expand Economic Opportunities
Needs Addressed	Job Growth & Access Quality Living Environments
Funding	CDBG: \$445,479
Description	
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City of Greensboro
Planned Activities	Planned repayments of Section 108 principal and interest loan

FY 2021- AP-38 Project Summary-Proposed Amendment

Project Name	FY21/22 - Section 108 Loan Repayment
Target Area	South Elm Willow Oaks
Goals Supported	Expand Economic Opportunities
Needs Addressed	Job Growth & Access Quality Living Environments
Funding	CDBG: \$943,837
Description	
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City of Greensboro
Planned Activities	Planned repayments of Section 108 principal and interest loan

FY 2022- AP-38 Project Summary-Original

Project Name	FY 22/23 - Housing Rehabilitation/Repair
Target Area	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
Goals Supported	Increase the Supply of Decent Affordable Housing
Needs Addressed	Housing Affordability & Access Quality Living Environments
Funding	CDBG: \$711,448
Description	Loans and grants to finance rehabilitation of housing units owned and occupied by low- to moderate- income homeowners and renters. Approximately 17 households will be served.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	Approximately 17 low- moderate-income families
Location Description	Citywide Housing Rehabilitation/Repair Program, including owner-occupied repairs, Lead Safe Housing Program Match, and Healthy Homes Emergency Repair
Planned Activities	Single family rehabilitation and repair to provide decent affordable housing.

FY 2022- AP-38 Project Summary-Proposed Amendment

Project Name	FY 22/23 - Housing Rehabilitation/Repair
Target Area	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
Goals Supported	Increase the Supply of Decent Affordable Housing
Needs Addressed	Housing Affordability & Access Quality Living Environments
Funding	CDBG: \$1,078,594
Description	Loans and grants to finance rehabilitation of housing units owned and occupied by low- to moderate- income homeowners and renters. Approximately 85 households will be served.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	Approximately 85 low- moderate-income families
Location Description	Citywide Housing Rehabilitation/Repair Program, including owner-occupied repairs, Lead Safe Housing Program Match, and Healthy Homes Emergency Repair
Planned Activities	Acquisition of the 1915 Boulevard St and 817 Summit Ave. Single family rehabilitation and repair to provide decent affordable housing. Acquisition/rehabilitation of a multi-family project.

FY 2023- AP-38 Project Summary-Original

Project Name	FY 23/24 - Redevelopment/Public Infrastructure
Target Area	Consortium Area
Goals Supported	Promote a Suitable Living Environment
Needs Addressed	Quality Living Environments
Funding	CDBG: \$400,000
Description	Costs incidental to the future redevelopment of Smith Homes.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	4510
Location Description	City of Greensboro
Planned Activities	Costs incidental to the future redevelopment of Smith Homes.

FY 2023- AP-38 Project Summary-Proposed Amendment

Project Name	FY 23/24 - Redevelopment/Public Infrastructure
Target Area	Consortium Area
Goals Supported	Promote a Suitable Living Environment
Needs Addressed	Quality Living Environments
Funding	CDBG: \$524,202
Description	Public infrastructure costs related to the redevelopment of the Smith Homes site.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	4510
Location Description	City of Greensboro
Planned Activities	Public infrastructure costs related to the redevelopment of the Smith Homes site.

FY 2023- AP-38 Project Summary-Original

Project Name	FY 23/24 - Housing Rehabilitation/Repair
Target Area	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
Goals Supported	Increase the Supply of Decent Affordable Housing
Needs Addressed	Housing Affordability & Access Quality Living Environments
Funding	CDBG: \$973,673
Description	Loans and grants to finance rehabilitation of housing units owned and occupied by low- to moderate- income homeowners and renters. Approximately 65 households will be served.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	Approximately 65 households will be served.
Location Description	Citywide Housing Rehabilitation/Repair Program, including owner-occupied repairs, Lead Safe Housing Program Match, and Healthy Homes Emergency Repair
Planned Activities	Single family rehabilitation and repair to provide decent affordable housing.

FY 2023- AP-38 Project Summary-Proposed Amendment

Project Name	FY 23/24 - Housing Rehabilitation/Repair
Target Area	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
Goals Supported	Increase the Supply of Decent Affordable Housing
Needs Addressed	Housing Affordability & Access Quality Living Environments
Funding	CDBG: \$1,380,667
Description	Loans and grants to finance rehabilitation of housing units owned and occupied by low- to moderate- income homeowners and renters. Approximately 65 households will be served.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	Approximately 65 households will be served.
Location Description	Citywide Housing Rehabilitation/Repair Program, including owner-occupied repairs, Lead Safe Housing Program Match, and Healthy Homes Emergency Repair
Planned Activities	Single family rehabilitation and repair to provide decent affordable housing. Acquisition/rehabilitation of a multi-family project.

FY 2024- AP-35 Projects-Original

#	Project Name
1	2023-2026 Central Carolina Health Network NCH23F003 (CCHN)
2	FY 24/25 - Greensboro Administration
3	FY 24/25 - Lead-Safe Housing
4	FY 24/25 - Housing Rehabilitation/Repair
5	FY 24/25 - Park Renovation/Community Facility
6	FY 24/25 - Public Services-Emergency Shelter
7	FY 24/25 - Affordable Housing Development
8	FY 24/25- Homebuyer Down Payment Assistance
9	FY 24/25 - CDBG Contingency Fund
10	ESG24 - Greensboro

FY 2024- AP-35 Projects-Proposed Amendment

#	Project Name
1	2023-2026 Central Carolina Health Network NCH23F003 (CCHN)
2	FY 24/25 - Greensboro Administration
3	FY 24/25 - Lead-Safe Housing
4	FY 24/25 - Housing Rehabilitation/Repair
5	FY 24/25 - Park Renovation/Community Facility
6	FY 24/25 - Public Services-Emergency Shelter
7	FY 24/25 - Affordable Housing Development
8	FY 24/25- Homebuyer Down Payment Assistance
9	FY 24/25 - CDBG Contingency Fund
10	ESG24 - Greensboro
11	FY 24/25 – Public Infrastructure

FY 2024- AP-38 Project Summary-Proposed Amendment

Project Name	FY 24/25 – Public Infrastructure
Target Area	Consortium Area
Goals Supported	Promote a Suitable Living Environment
Needs Addressed	Quality Living Environments
Funding	CDBG: \$198,722
Description	Public infrastructure costs related to the redevelopment of the Smith Homes site
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	4510
Location Description	City of Greensboro
Planned Activities	Public infrastructure costs related to the redevelopment of the Smith Homes site

D. PUBLIC COMMENTS

All public comments received during the 30-day public comment period will be incorporated into the overall Substantial Amendment submitted to HUD.

Written and/or verbal comments may be submitted by 11:59pm Monday, April 27, 2026 to Shonta Fleming at Shonta.Lewis-Fleming@greensboro-nc.gov or 336-373-4636.

The documents for the Substantial Amendment are available on the Housing and Neighborhood Development website at www.greensboro-nc.gov/substantialamendment.

Persons requiring an interpreter or other services in order to participate in this public process should contact the Housing and Neighborhood Development Department 336-373-2349 (voice). Servicios de traducción disponibles en español (Translation services available in Spanish).