



*Submitted to HUD  
10/11/2019*

**City of Salisbury, North Carolina**  
**Community Development Block Grant (CDBG)**

**Consolidated Annual Performance &  
Evaluation Report (CAPER)**  
**FY 2018-2019**

*This report describes investments in community & neighborhood development projects and related efforts that were accomplished in FY 2018-2019 toward achieving the objectives described in Salisbury's 2015-2019 Consolidated Plan & 2018-2019 Action Plan.*

**City of Salisbury Community Planning Services**

P.O. Box 479 • Salisbury, North Carolina 28145-0479

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The FY 2018-2019 Consolidated Annual Performance & Evaluation Report (CAPER) is presented to you in a format that is prescribed by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the CAPER is then downloaded into a Word format. The CAPER template in IDIS has a series of prescribed questions that align with the CDBG, HOME, ESG, and Consolidated Plan program requirements. The report you are reviewing is the result of that data entry process and is the prescribed and recommended format by HUD. If you have any questions about this format, please don't hesitate to contact the City of Salisbury – Community Planning Services at (704)-638-5324. Thank you for your interest and time spent reviewing this report.



*Copies of this document and related information may be accessed online at:*

[www.salisburync.gov/housing](http://www.salisburync.gov/housing)



*Pictured: Example of New Affordable Housing Construction by the Salisbury Community Development Corporation (CDC), South Jackson Street, Salisbury.*

# Executive Summary

## Introduction

The City of Salisbury receives federal formula funds annually from the U.S. Department of Housing & Urban Development (HUD). As a condition of receiving these funds, the City is required each year to develop a Consolidated Annual Performance & Evaluation Report (CAPER) that outlines how closely actual CDBG program outcomes aligned with the goals and objectives established and approved by the Salisbury City Council and articulated in the City's 2015-2019 Consolidated Plan. The Consolidated Plan describes community needs and determines local priorities for using public resources to assist low- and moderate-income (LMI) residents of Salisbury over a five-year period. This CAPER covers the period between July 1, 2018 and June 30, 2019. During this period, the City received the following Federal formula funds:

- Community Development Block Grant (CDBG) ..... \$304,883.00
- HOME Investment Partnerships Program (HOME) ..... \$152,778.00

*(Please note that while the City receives Federal formula funding for both the CDBG and HOME programs, this CAPER is limited to CDBG-related activities and outcomes. The City reports HOME program performance separately. For more information, contact Kyle Harris at 704-638-5324.)*

The Consolidated Plan is augmented by Annual Action Plans, which identify how jurisdictions will spend limited public resources each year to meet the goals and priorities of the 2015-2019 Consolidated Plan. The objectives of Annual Action Plans will typically deviate, in part, from the objectives of the Consolidated Plan, in order to reflect changing local needs, shifting economic conditions, and variations in annual Federal formula funding that will necessary occur over the five-year period.

The 2018-2019 Action Plan identified planned government action for the period between July 1, 2018 and June 30, 2019 to develop and strengthen viable urban communities by ensuring the provision of decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income residents of Salisbury.

The 2018-2019 Action Plan is available online at [www.salisburync.gov/housing](http://www.salisburync.gov/housing).

More information about the CDBG Program is available online at:  
<https://www.hudexchange.info/programs/cdbg-entitlement/>

## 2018-2019 Action Plan Goals

The 2018-2019 Action Plan identifies goals and outcomes promulgated in the Consolidated Plan. This plan included the four (4) goals outlined below, addressing community needs related to fair housing, affordable housing, housing stabilization, and non-housing community development activities, including the provision of public services and public infrastructure improvements.

Goal 1: Affordable Housing – Rehabilitation of Existing Units: Due to the advanced age of the current housing stock, the City of Salisbury has placed a high priority on rehabilitating existing homes, allowing residents to have safe, affordable, and stable living environments.

- Objective 1.1: **Owner-Occupied Rehabilitation**  
Goal Outcome Indicator: **4 units of homeowner housing rehabilitated**
- **Was the above objective met?**

Yes. In FY 2018-19, four (4) owner-occupied rehabilitation projects were completed and one (1) purchase/rehab/resale project was completed. The majority of beneficiaries were minority households ranging from 1-3 persons in size. Three (3) beneficiaries are categorized as Very Low Income households and two (2) beneficiaries are categorized as Low Income households, based on HUD's FY 2019 Income Limits Documentation System.

Goal 2: Public Facilities & Improvements: Provide improvements and updates to aging infrastructure.

- Objective 2.1: **Public Infrastructure Improvements**  
Goal Outcome Indicator: **25 households assisted through the creation or improvement of public infrastructure in the West End Neighborhood**
- **Was the above objective met?**

Yes. In FY 2018-19, construction was completed on the Old Plank Road Sidewalk Project, creating a new sidewalk connection between Partee Street and West Thomas Street along the south-southwest border of the Livingstone College campus, improving safety for neighborhood residents and students.

Additionally, in FY 2018-19, \$40,000 was allocated to the West End – West Monroe Street Sidewalk Project. This amount was supplemented by an additional \$50,000 allocation toward the project in the FY 2019-20 Action Plan, approved by City Council on June 4, 2019. A total \$90,000 has now been allocated for the construction of new sidewalks on West Monroe Street between Brenner Avenue and the Livingstone College campus. The goal of this project is to improve resident safety, with an emphasis on student and child safety. The project is currently in the design stage. Following utility relocation, the City's Street Division will begin construction in 2019-20.

Goal 3: Public Services: Partner with public service agencies that provide assistance to and meet specific needs of residents of the City of Salisbury.

- Objective 3.1: **Provision of Public Services**  
Goal Outcome Indicator: **150 persons assisted with non-housing public service benefits; and 150 persons assisted with homelessness prevention.**
- **Was the above objective met?**

Yes. In FY 2018-19, the following public service partners received a total \$45,703.00 to help address the needs of vulnerable local populations: Rowan Helping Ministries, Family Crisis Council of Rowan County, Rowan Community Care Clinic, Gateway Freedom Center, and the City of Salisbury (Youth Employment Program).

Goal 4: Fair Housing: Remove or ameliorate barriers to affordable housing choice.

- Objective 4.1: **Update Analysis of Impediments to Fair Housing Choice Report**  
Continue the City's commitment to affirmatively furthering fair housing.
- **Was the above objective met?**

Yes. In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to *affirmatively further fair housing* and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to *affirmatively further fair housing* in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

***This report will demonstrate that the City of Salisbury has met or exceeded its target outcomes pertaining to each of the above goals for the 2018-2019 reporting period.***

#### **Action Plan & CAPER Public Contact Information**

City of Salisbury  
132 North Main Street  
Salisbury, NC 28144

Community Planning Services  
(704)-638-5324 / [kharr@salisburync.gov](mailto:kharr@salisburync.gov)  
[www.salisburync.gov/housing](http://www.salisburync.gov/housing)



## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

*(Please see Attachment 1 for CAPER cover page and executive summary. This summary describes the 2018-2019 annual objectives in detail.)*

#### Goal 1: Affordable Housing - Rehabilitation of Existing Units

In FY 2018-2019, the City of Salisbury **completed or initiated** a total of seven (7) substantial homeowner rehabilitation projects for elderly, disabled, and/or minority homeowners in the low-moderate income category using CDBG funds. Specifically, four (4) owner-occupied rehabilitation projects and one (1) purchase/rehab/resale project was completed in this period; and two (2) owner-occupied rehabilitation projects were initiated but not completed in this period. Table 1, below, reflects only the total number of substantial rehabs **completed** within the reporting period, and shows that our annual goal of ***4 units of homeowner housing rehabilitated***, as outlined in the FY 2018-19 Action Plan, was exceeded by ***1 unit***.

- Total substantial rehab projects completed in 2018-19: five (5). ***Annual goal exceeded by one (1) unit rehabilitation completed.***
- Total substantial rehab projects initiated but not completed in 2018-19: two (2)

Of the five (5) substantial rehabs completed in 2018-2019, two (2) were for low-income households and three (3) were for very low-income households, based on HUD's FY 2019 Income Limits Documentation System. The majority of beneficiaries were minority households ranging from 1-3 persons in size. It is important for readers to understand that Salisbury's CDBG program is focused on improving conditions for low-moderate income persons; CDBG funds are not meant to be used as supplementary funds for projects that do not have clear benefit to historically distressed neighborhoods and communities.

Table 2, below, reflects the total number of substantial rehabs completed since FY 2015-2016; the expected outcome is based on the sum total of each year's Annual Action Plan target. These numbers may differ from the targets described in the 2015-2019 Consolidated Plan, as annual targets are necessarily different to reflect evolving local conditions and circumstances. Please note that the FY 2015-2016 goal of 27 units rehabilitated was grossly unrealistic, and artificially decreases the program's accomplishment rate. A more realistic expected target to date

would be 12 units rehabilitated over the previous three years, or 4 units rehabilitated annually. This realistic target puts the City's program on track to meet expectations.

(Additionally, please note that Tables 1 and 2 also show Down Payment Assistance goals and accomplishments; however, these activities are funded using HOME dollars and are therefore reported separately. This CAPER is limited to CDBG-related activities and outcomes.)

## **Goal 2: Public Facilities & Improvements**

In FY 2018-19, construction was completed on the Old Plank Road Sidewalk Project, creating a new sidewalk connection between Partee Street and West Thomas Street along the south-southwest border of the Livingstone College campus, improving safety for neighborhood residents and students.

Additionally, in FY 2018-19, \$40,000 was allocated to the West End – West Monroe Street Sidewalk Project. This amount was supplemented by an additional \$50,000 allocation toward the project in the FY 2019-20 Action Plan, approved by City Council on June 4, 2019. A total \$90,000 has now been allocated for the construction of new sidewalks on West Monroe Street between Brenner Avenue and the Livingstone College campus. (It should be noted that Livingstone College is an HBCU.) The goal of this project is to improve resident safety, with an emphasis on student and child safety. The project is currently in the design stage. Following utility relocation, the City's Street Division will begin construction in 2019-20.

## **Goal 3: Public Services**

In FY 2018-19, the City of Salisbury, through its public service agency subrecipients partners, provided the following services to low-income individuals during the program year:

- Community Care Clinic: one-thousand three-hundred and seventy-seven (1,377) persons served;
- City of Salisbury (Summer Youth Employment): five (5) students served during the period for which CDBG funding was provided
  - All beneficiaries were Low Income, Very Low Income, or Extremely Low Income Black/African-American students. The Summer Youth Employment Program provides employment opportunities for low income youth in the City of Salisbury. Students must meet HUD requirements to be eligible for the program. Students complete an application and go through an interview process for consideration. If selected, the student is placed with a City department for twenty (20) hours of employment per week for the



duration of the six (6) week program. At the end of the program the students make a presentation to Salisbury City Council and shared their experience working for the City.

- Family Crisis Council: ninety-eight (98) persons during the period for which CDBG funding was provided
- Gateway Freedom Center: three-hundred and thirty-nine (339) persons were served during the period for which CDBG funding was provided; this includes twelve (12) families and thirty-five (35) households.
- Rowan Helping Ministries: two-hundred and forty-five (245) persons served during the period for which CDBG funding was provided.

### **Goal 3: Fair Housing**

In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to *affirmatively further fair housing* and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to *affirmatively further fair housing* in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

For more information about the Fair Housing Committee, and to read the 2019 AI Report and Action Plan, visit <https://salisburync.gov/Government/City-Council/Boards-and-Commissions/Fair-Housing-Committee>.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

***Table begins on following page.***

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition / Rehab / Resale	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	3	3	100.00%	0	1	100.00%
Down Payment Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	3	8	266.67%	0	0	N/A
Emergency Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	1	10.00%	0	0	N/A
Owner Occupied Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	12	60.00%	4	5	125.00%
Public Improvements & Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted				25	30	120.00%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted				150	584	389.33%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Other	Other				150	1,485	990.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

**2018-2019 Goals Summary:**

Goal 1: Affordable Housing – Rehabilitation of Existing Units: Due to the advanced age of the current housing stock, the City of Salisbury has placed a high priority on rehabilitating existing homes, allowing residents to have safe, affordable, and stable living environments.

- Objective 1.1: **Owner-Occupied Rehabilitation**  
Goal Outcome Indicator: **4 units of homeowner housing rehabilitated**

- **Was the above objective met?**

Yes. In FY 2018-19, four (4) owner-occupied rehabilitation projects were completed and one (1) purchase/rehab/resale project was completed. The majority of beneficiaries were minority households ranging from 1-3 persons in size. Three (3) beneficiaries are categorized as Very Low Income households and two (2) beneficiaries are categorized as Low Income households, based on HUD's FY 2019 Income Limits Documentation System.

- **Specifically, how did the City's use of CDBG funds address the above objective?**

A total of **\$90,555.00** in CDBG funds were used to complete four (4) owner-occupied rehab projects in the FY 2018-2019 program year, plus an additional **\$156,387.13** in CDBG funds to complete one (1) purchase/rehab/resale project in the same year. Specific addresses are excluded from this public report to protect the identity of homeowners. A summary of completed projects is below:

- Four (4) owner-occupied rehabilitation projects completed:
  - ✓ One project was completed in the Park Avenue Designated Revitalization Neighborhood. The project included the installation of a new HVAC system, electrical updates and installation of a new attic access scuttle. The project benefited a Very Low Income minority, female-headed household. The total project cost was \$13,264.00.
  - ✓ One project was completed in a non-Designated Revitalization Neighborhood. The project included the installation of a new roof for the benefit of a Low Income minority homeowner. The total project cost was \$15,740.00.

- ✓ One project was completed in a non-Designated Revitalization Neighborhood. The project was a substantial rehabilitation that included the installation of a new roof, insulation and exterior door, electrical updates, bathroom repairs, new water heater, and repairs to a ceiling damaged from water infiltration. The project benefited a Very Low Income, non-minority female-headed household. The total project cost was \$35,950.00.
- ✓ One project was completed in a non-Designated Revitalization Neighborhood. The project was a substantial rehabilitation that benefited a Very Low Income minority homeowner. The total project cost was \$25,601.00.
- One (1) purchase/rehab/resale project completed:
  - ✓ One project was completed in a non-Designated Revitalization. The project was a purchase/rehab/resale project. The project involved the purchase of a foreclosed home that was substantially rehabilitated and sold to a Low-Moderate Income household. The rehabilitation included the installation of a new roof, exterior doors, windows, and garage door; kitchen and bathroom updates; HVAC and insulation; electrical updates; painting; tree removal and new shrubbery. The project benefited a Low Income minority, female-headed household. The total project cost was \$156,387.00.

Of the projects outlined above, all meet the **Low-Moderate Income Housing National Objective**. Section 105(c)(3) of the authorizing statute requires that an activity which assists in the acquisition, construction, or improvement of permanent, residential structures may qualify as benefiting Low-Moderate Income persons only to the extent that the housing is occupied by Low-Moderate Income persons. This means that the City of Salisbury may only use CDBG funds for owner-occupied rehab projects that benefit Low-Moderate Income persons. Additionally, while the use of CDBG funds is not restricted to minority households, Salisbury's CDBG funds have typically benefited low-income, minority, often female-headed households. The map on the following page shows the approximate location of the five (5) projects.



**FY 2018-2019 CAPER:  
Owner-Occupied Rehabilitation Projects  
Completed This Program Year**

**Project Area**  
(Actual addresses are excluded  
to protect homeowner identity)



Goal 2: Public Facilities & Improvements: Provide improvements and updates to aging infrastructure.

- **Objective 2.1: Public Infrastructure Improvements**

Goal Outcome Indicator: **25 households assisted through the creation or improvement of public infrastructure in the West End Neighborhood**

- **Was the above objective met?**

Yes. In FY 2018-19, construction was completed on the Old Plank Road Sidewalk Project, creating a new sidewalk connection between Partee Street and West Thomas Street along the south-southwest border of the Livingstone College campus, improving safety for neighborhood residents and students.

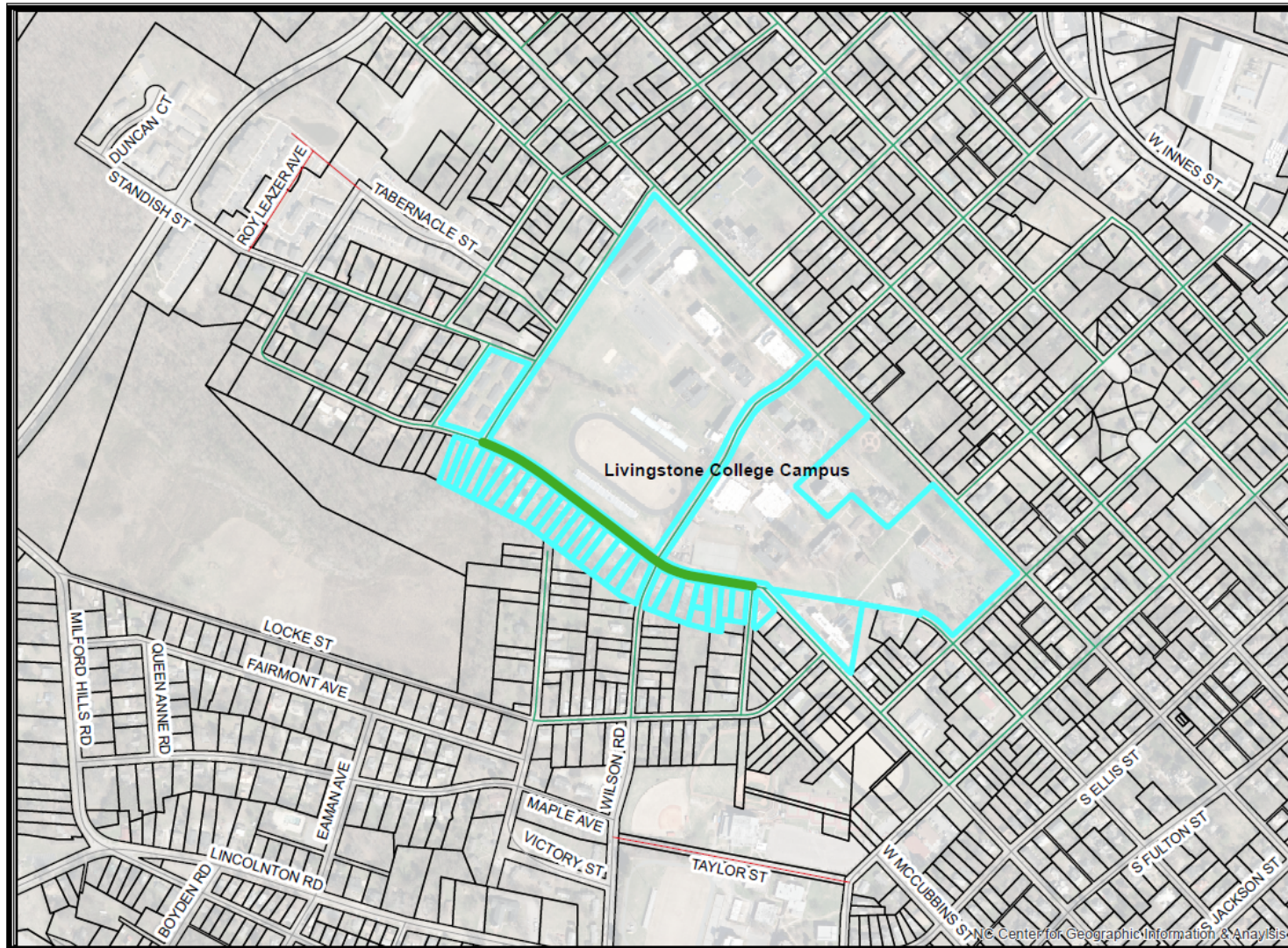
Additionally, in FY 2018-19, \$40,000 was allocated to the West End – West Monroe Street Sidewalk Project. This amount was supplemented by an additional \$50,000 allocation toward the project in the FY 2019-20 Action Plan, approved by City Council on June 4, 2019. A total \$90,000 has now been allocated for the construction of new sidewalks on West Monroe Street between Brenner Avenue and the Livingstone College campus. The goal of this project is to improve resident safety, with an emphasis on student and child safety. The project is currently in the design stage. Following utility relocation, the City's Street Division will begin construction in 2019-20.

- **Specifically, how did the City's use of CDBG funds address the above objective?**

A total of **\$32,075.84** in CDBG funds were used to complete the Old Plank Road Sidewalk Project. It is difficult to quantify the number of individuals or households benefiting from the new sidewalk. A total of 30 residential parcels are located within one-hundred (100) feet of the project. However, given the project's proximity to Livingstone College, which according to its official website has an approximate enrollment of 1,150 students plus a full-time faculty count of 73, it is clear that the project has a substantial benefit to a large community. Old Plank Road was chosen by neighborhood leaders because of safety concerns along the corridor; there was a perception among residents that the road was unsafe due to speeding traffic.

The map on the following page highlights all residential properties within one-hundred (100) feet of the new sidewalks and also illustrates the project's proximity to Livingstone College.





## Old Plank Road Sidewalk Project Beneficiaries

Beneficiary parcels  
w/in 100 ft of new  
sidewalk construction

New Sidewalk





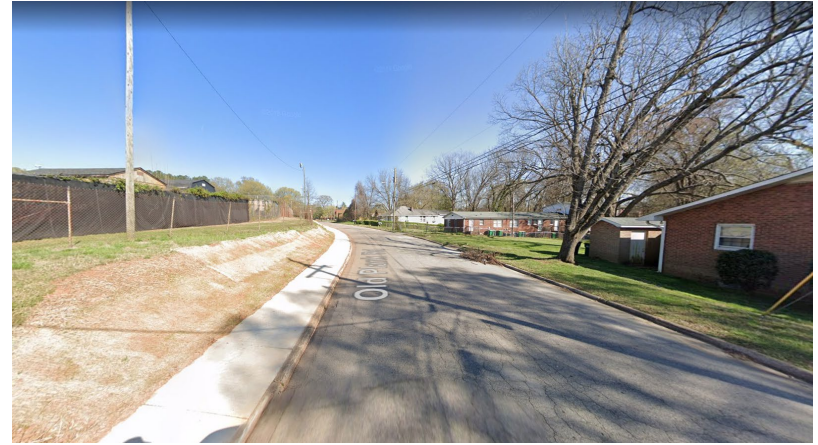
Below is a gallery of photographs from Google Streetview showing before-and-after construction of the Old Plank Road Sidewalk Project:













**Goal 3: Public Services:** Partner with public service agencies that provide assistance to and meet specific needs of residents of the City of Salisbury.

- **Objective 3.1: Provision of Public Services**

Goal Outcome Indicator: **150 persons assisted with non-housing public service benefits; and 150 persons assisted with homelessness prevention.**

- **Was the above objective met?**

Yes. In FY 2018-19, the following public service partners received a total \$45,703.00 to help address the needs of vulnerable local populations: Rowan Helping Ministries, Family Crisis Council of Rowan County, Rowan Community Care Clinic, Gateway Freedom Center, and the City of Salisbury (Youth Employment Program).

- **Specifically, how did the City's use of CDBG funds address the above objective?**

- ✓ A total of **\$3,492.92** in CDBG funds were provided to the **Gateway Freedom Center** to help cover the cost of electricity to a homeless facility for women and children. The Gateway Freedom Center provided services to three-hundred and thirty-nine

(339) Extremely Low Income persons during the 2018-2019 reporting period. The vast majority of clients were minority individuals. The racial composition of all clients were: 24 White | 313 Black/African American | 1 American Indian/Alaskan Native | 1 Other Multi-Racial.

- ✓ A total of **\$9,000.00** in CDBG funds were provided to the **Community Care Clinic** to help cover the cost of a dental hygienist position for the agency. The agency provides free medical and dental care, and prescription medicine, to uninsured residents in Rowan County whose incomes are below 200% of the federal poverty level. The Community Care Clinic provided services to one-thousand three-hundred and seventy-seven (1,377) Extremely Low Income persons during the 2018-2019 reporting period. The racial composition of clients were: 716 White | 551 Black/African American | 110 Other Multi-Racial.
- ✓ A total of **\$16,730.00** in CDBG funds were provided to **Rowan Helping Ministries** to support staffing costs at the homeless shelter. The agency provides emergency shelter, meals, clothing, and other supportive services to homeless persons. CDBG funds were used to offset salary costs of the overnight shelter manager position over a two-month period. Rowan Helping Ministries provided services to two-hundred and forty-five (245) Extremely Low Income persons during the 2018-2019 reporting period. The racial composition of clients were: 115 White | 124 Black/African American | 3 American Indian/Alaskan Native | 2 Native Hawaiian\Other Pacific Islander | 1 Other Multi-Racial.
- ✓ A total of **\$11,000.00** in CDBG funds were provided to the **Family Crisis Council** to support staffing costs at the agency. The agency serves victims of domestic violence, providing emergency shelter, meals, clothing, transportation, legal aid and other support services. CDBG funds were used to offset salary costs for the overnight shelter manager position. The Family Crisis Council provided services to ninety-eight (98) persons during the 2018-2019 reporting period. The racial composition of clients were: 36 White | 56 Black/African American | 6 Other Multi-Racial.
- ✓ CDBG funds were provided to the **City of Salisbury – Salisbury Youth Employment Program**. This program is coordinated with the City's Human Resources Department to provide summer jobs within the City for Low-Moderate Income youths. The City typically provides employment opportunities to five (5) LMI youths (typically minority youths).

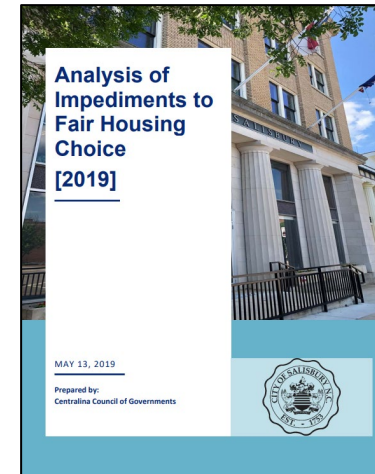


Goal 4: Fair Housing: Remove or ameliorate barriers to affordable housing choice.

- **Objective 4.1: Update Analysis of Impediments to Fair Housing Choice Report**  
Continue the City's commitment to affirmatively furthering fair housing.
- **Was the above objective met?**

Yes. In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to *affirmatively further fair housing* and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to *affirmatively further fair housing* in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

- **Specifically, how did the City's use of CDBG funds address the above objective?**
  - ✓ A total of **\$25,500.00** in CDBG funds were used to complete the 2019 Analysis of Impediments to Fair Housing Choice (AI) Report Update project.
  - ✓ The report provides recommended goals and activities for the City to consider implementing over the next five years to reduce barriers to housing access and opportunity. Salisbury will continue to be a welcoming community where housing is available regardless of race, color, religion, sex, familiar status, national origin, or disability.
  - ✓ The full AI Report is available online at [www.salisburync.gov/fairhousing](http://www.salisburync.gov/fairhousing).



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	894	N/A
Black or African American	1,085	N/A
Asian	0	N/A
American Indian or American Native	4	N/A
Native Hawaiian or Other Pacific Islander	2	N/A
Other Multi-Racial	119	
<b>Total</b>	<b>2,104</b>	N/A

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

Of the four (4) owner-occupied rehabilitation projects completed in 2018-2019, three (3) were reported as Black/African American and one (1) was reported as White. The beneficiary of the one (1) purchase/rehab/resale project completed this year was reported as Black/African American.

Of the thirty (30) residential properties within one-hundred (100) feet of the Old Plank Road sidewalk project, no demographic figures are available. According to HUD data, the census tract wherein the project is located is 92.1% Black, 3.3% White, 2.4 Hispanic, and 1.7% Other/Multi-Racial. Using these percentages as a baseline, we will assume the racial composition of the Old Plank Road project beneficiaries are approximately as follows (for reporting purposes only): 27 Black/African American | 2 White | 1 Hispanic/Other Multi-Racial. As discussed previously, given the project's proximity to Livingstone College, which according to its official website has an approximate enrollment of 1,150 students plus a full-time faculty count of 73, it is clear that the project has a substantial benefit to a large community which is not reflected in these beneficiary data.

Gateway Freedom Center Beneficiaries: 24 White | 313 Black/African American | 1 American Indian/Alaskan Native | 1 Other Multi-Racial.

Community Care Clinic Beneficiaries: 716 White | 551 Black/African American | 110 Other Multi-Racial.

Rowan Helping Ministries Beneficiaries: 115 White | 124 Black/African American | 3 American Indian/Alaskan Native | 2 Native Hawaiian\Other Pacific Islander | 1 Other Multi-Racial.

Family Crisis Council Beneficiaries: 36 White | 56 Black/African American | 6 Other Multi-Racial.

City of Salisbury – Salisbury Youth Employment Program Beneficiaries: 10 Black/African American.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	304,883.00	111,816.00

Table 3 - Resources Made Available

### Narrative

The City of Salisbury receives federal formula funds annually from the U.S. Department of Housing & Urban Development (HUD). During the period between July 1, 2018 and June 30, 2019, the City received the following Federal formula funds through the CDBG program:

- Community Development Block Grant (CDBG) ..... \$274,883.00
  - Community Development Block Grant (CDBG) Program Income..... \$ 30,000.00
- TOTAL: \$304,883.00**

CDBG program appropriations are public knowledge. Any citizen can view CDBG formula program allocations by State at [https://www.hud.gov/program\\_offices/comm\\_planning/about/budget/](https://www.hud.gov/program_offices/comm_planning/about/budget/). On the right-hand side of the page, select a program year (e.g. 2018). On the next page, select “All Grants – Excel” at the bottom of the page to download the spreadsheet. Using this spreadsheet, you can search for “Salisbury” using the CTRL + F key command. Salisbury’s CDBG allocation is shown at right. Note: Salisbury, MD is also a CDBG entitlement community. Be sure you are viewing information for Salisbury, NC, by checking the STATE column.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
East End Neighborhood	25	50	One (1) substantial rehabilitation project was completed in this area during the reporting period.
JERSEY CITY NEIGHBORHOOD	25	0	No rehabilitation projects were completed in this area during the reporting period.
PARK AVENUE NEIGHBORHOOD	25	50	One (1) substantial rehabilitation project was completed in this area during the reporting period.
WEST END NEIGHBORHOOD	25	0	No rehabilitation projects were completed in this area during the reporting period.

Table 4 – Identify the geographic distribution and location of investments

**Special Note about Table 4:** One factor explaining the low number of CDBG projects completed in Salisbury's four (4) Designated Revitalization Neighborhoods above (Eat End, Jersey City, Park Avenue, and West End) is that City Council has set up a new special program for the West End, which will be expanded to other revitalization neighborhoods in future program years. This special program, explained in the Leveraging section below, has accomplished twenty (20) substantial rehabilitation projects in FY 2018-19, and aims to complete an additional twenty (20) rehabs by the end of FY 2019-20.

The City has collaborated with the Salisbury CDC to create a video explaining the program and the accomplishments made in FY 2018-19. The video includes a program synopsis by Chanaka Yatawara, CDC Executive Director, and testimonials from homeowners benefiting from the program. Check it out here: <https://vimeo.com/335217069>.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City is currently implementing Year 2 of a major **Housing Rehabilitation Program** which is meant to leverage existing CDBG resources and institutional capacity and build off the accomplishments of Salisbury's community development program. This city-led initiative offers substantial grants to assist with exterior repairs and improvements to owner-occupied and rental properties within the West End Neighborhood, a Designated Revitalization Neighborhood, and other historically disadvantaged areas. The goal of the program is to improve housing conditions by providing assistance for urgent exterior rehabilitation projects such as roof repairs, foundation stabilization, etc. CDBG rehabilitation projects have resulted in outcomes the City hopes to replicate through its own intervention.

Because of the limited reach of federal funds, the City has recently taken a more proactive approach to dedicating additional funds for housing improvements. In FY 2018-19, Salisbury City Council allocated an additional \$350,000 from the General Fund (on top of existing CDBG & HOME program resources) toward a new West End Housing Rehabilitation Program, answering long-term calls for more concerted action from citizens and groups like the Housing Advocacy Commission. (An additional \$400,000 has been allocated by City Council in FY 2019-20 to continue the program's momentum.)

For homeowners with total household income below 120% of the Area Median Income, the program offered up to \$20,000 in assistance for exterior repairs including repainting, roofing, porches, foundations, doors and windows, landscaping, and appurtenant improvements. The assistance takes the form of a deferred mortgage lien that is forgiven after five (5) years, provided the property is not sold or transferred during this period. The program also provides similar assistance for rental property repairs – up to \$10,000 in assistance is provided, but

requires a 25% match paid by the rental property owner to demonstrate a commitment to the project. The rental unit must also be rented to a low- or moderate-income tenant.

Despite initial trepidation among West End residents around the mortgage lien and its implications, the program has proven to be an important success. Twenty (20) homes have been substantially improved through this program, and the objective is to improve an additional twenty (20) homes in the program's second year.

To quote several recipients of this City Council-allocated funding:

*"Excited is a mild word. I said in the paper that I was turning cartwheels, I was so happy – very excited because this is where I live, and I want it to look nice...to have a program that can come in and help you fix [your home], because that's a lot of debt to go into."*

*"What I wanted was to not leave my children or my children's children in debt or having to come into a place they had to fix up. Because each generation should be better [than] the generation before them...I heard...that they were having a meeting about the grant program...and I went to the meeting and that's where it all began."*

*"They brought in this great contractor, and I talked with Chanaka [Yatawara, CDC Executive Director], and I signed the papers, and a day or two later they began the work. It was absolutely amazing."*

*"I had roofing issues. I had just had a leak because of the hurricane came a tore off some shingles, and it was leaking inside. And then it was just aluminum siding was on my house, it's like putting a house in aluminum foil. So it was always really hot in the house in the summertime and really cold in the wintertime...plus it was ugly...very ugly...so now it's nice and...clean and contemporary."*

*"There was some opposition because at the time people thought, the commitment to staying in your home for five years and if they decide to sell the house they have to pay the loan back...they were having difficulty understanding that. But the Holy Spirit said, man, this is it. This is the door I've opened for you. And that's how it happened for me."*

*"I didn't have any concerns...I'm staying. I don't see myself moving out of the neighborhood, I like living in the neighborhood...I really like it, I know all the people. It's a good neighborhood."*

Chanaka Yatawara, who leads the Salisbury Community Development Corporation (CDC), summed up the program's success this way:

*“This program has changed some of the streets in this neighborhood. And what we are also seeing is there are other homes that are getting fixed up because of what we are doing. So, across the street from our office, we had a landlord who came and painted two of his homes. And it’s exciting to see that the money City Council allocated for us, there’s a ripple effect of other homes getting fixed up. We even saw a new construction going up in the West End. I haven’t seen a new construction in the West End in a long time.”*

**If you are interested in learning more about this City program, please contact Chanaka Yatawara, CDC Executive Director, at [cyata@salisburync.gov](mailto:cyata@salisburync.gov) or (704)-638-4474. If you own property in the West End Neighborhood, you may be eligible for substantial assistance up to \$20,000.00 for exterior home repairs.**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 5 – Match Contribution for the Federal Fiscal Year

#### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 6 – Program Income

***THIS SECTION DOES NOT APPLY TO SALISBURY'S CDBG PROGRAM  
AND IS LEFT INTENTIONALLY BLANK***

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 7 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	5
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>4</b>	<b>5</b>

Table 8 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City supported affordable housing through five (5) completed homeowner rehabilitation projects in this reporting period. The City exceeded its annual goal by 1 additional unit rehabilitated.

**Discuss how these outcomes will impact future annual action plans.**

The City expects to continue to provide access to affordable, safe housing through the rehabilitation of owner-occupied homes.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3	N/A
Low-income	2	N/A
Moderate-income	0	N/A
<b>Total</b>	<b>5</b>	<b>N/A</b>

**Table 9 – Number of Households Served**

In FY 2018-19, four (4) owner-occupied rehabilitation projects were completed and one (1) purchase/rehab/resale project was completed. The majority of beneficiaries were minority households ranging from 1-3 persons in size. Three (3) beneficiaries are categorized as Very Low Income households and two (2) beneficiaries are categorized as Low Income households, based on HUD's FY 2019 Income Limits Documentation System.



## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City's CDBG subrecipients, Rowan Helping Ministries and Family Crisis Council, assist those persons and families who are experiencing homelessness and seek to provide assistance to meet immediate and long-term needs.

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

Rowan Helping Ministries and Family Crisis Council provide emergency shelter access and transitional housing needs in conjunction with other members of the Piedmont Continuum of Care.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Each year as funds are available, the City of Salisbury contributes up to 15% of its annual HUD allocation (CDBG funds) to local human service agencies that serve low and moderate income individuals and families. This funding helps provide emergency shelter, food, health care and other basic needs of low wealth households in the community, including homeless populations.

**Rowan Helping Ministries:** This agency operates an overnight emergency shelter for homeless and chronically homeless populations in the Salisbury area. Also provided are meals, clothing, case management, substance abuse counseling, employment assistance, transitional housing, daily living skills training and other supports.

- Grant amount: \$16,730.00
- Funding helps support staffing costs at the homeless shelter. CDBG funds are used to offset the costs of the overnight shelter manager position over a two-month period.
- In FY 2018-2019, Rowan Helping Ministries provided services to two-hundred and forty-five (245) Extremely Low Income persons.

**Family Crisis Council:** This agency serves victims of domestic violence, providing emergency shelter, meals, clothing, transportation, legal aid and other support services.

- Grant amount: \$11,000.00
- Funding helps support staffing costs at the agency. CDBG funds are used to offset salary costs for the overnight shelter manager position.
- In FY 2018-2019, the Family Crisis Council provided services to ninety-eight (98) 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**

Rowan Helping Ministries and the Family Crisis Council assist persons and families experiencing chronic homelessness with finding long-term housing solutions and work with other agencies in the Piedmont Continuum of Care to find needed services and opportunities for those in need.

**CR-30 - Public Housing 91.220(h); 91.320(j)****Actions taken to address the needs of public housing**

N/A

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

The CDC continued to promote its Homebuyer Education Program and to encourage the participation of public housing residents in the housing programs. The City and the CDC also coordinated with neighborhood organizations to ensure that the needs of the residents are clearly understood.

**Actions taken to provide assistance to troubled PHAs**

N/A

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

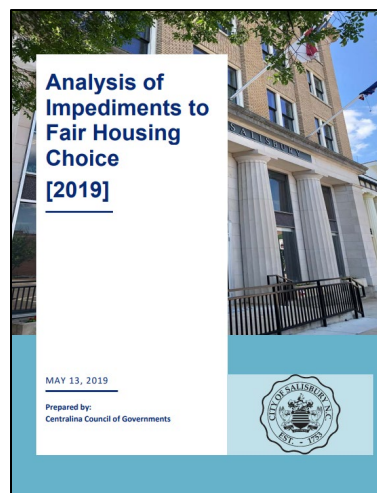
**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to *affirmatively further fair housing* and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to *affirmatively further fair housing* in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

A total of **\$25,500.00** in CDBG funds were used to complete the 2019 Analysis of Impediments to Fair Housing Choice (AI) Report Update project. The report provides recommended goals and activities for the City to consider implementing over the next five years to reduce barriers to housing access and opportunity. Salisbury will continue to be a welcoming community where housing is available regardless of race, color, religion, sex, familial status, national origin, or disability.

The full AI Report is available online at [www.salisburync.gov/fairhousing](http://www.salisburync.gov/fairhousing).

Additionally, the Salisbury Housing Advocacy Commission continues to meet to provide a forum for issues related to tenant-landlord responsibilities and fair housing. This commission works to improve coordination among housing agencies and neighborhoods, and has worked with the Human Relations Council to further fair housing practices and awareness. The HAC meets on the first Thursday of each month at City Hall. Their purpose is to assist and advise the Salisbury City Council in initiating, establishing, and enhancing programs, projects and policies related to housing and community development.



## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The Salisbury CDC custom tailors its homes during rehabilitation to suit the individual needs of the families who qualify. Accommodations as part of a new construction or rehabilitation project, such as wheelchair ramps, wider doorways, lower countertops and other modifications can be provided for household members as needed.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All activities are undertaken following requirements and best practices.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City's housing programs help to alleviate poverty conditions by making safe, affordable housing available to low-moderate income homeowners. This year activities included both homeownership as well as new opportunities for affordable rental units.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The CDC continued its outreach to public housing agencies, public service providers, and citizens to help ensure maximum participation in housing programs. The housing improvements and neighborhood revitalization projects completed this year build upon previous actions in distressed neighborhoods to ultimately help improve the overall economic climate and help attract more private investment into these areas.

All housing activities that the City of Salisbury undertakes are monitored as necessary to ensure that program requirements are met. Activities to be followed as part of the overall monitoring plan include:

- Acquisition or disposition of property by the CDC;
- Rehabilitation of existing housing units;
- Relocation of residents, if it occurs;
- Performance of organizations, contractors, subcontractors, or others involved with project activities;
- Subrecipients of funds or property from the CDC;
- Other community development activities financed with CDBG or HOME funds.

Project activities must be in conformance with the Consolidated Plan. Before a project or activity is included in the annual Action Plan, it is compared to priorities and objectives in the Consolidated Plan to ensure consistency with the city's short- and long-term community development goals. Project activity is monitored from beginning to end through site visits and consultation with contractors and other involved parties to ensure that the work is completed in accordance with Consolidated Plan goals.

During the program year, Salisbury CDC staff monitored all housing development and rehabilitation activities, including property grading and filling or other clearing and preparation work, to ensure that the activities are carried out in accordance with the plan and that housing standards are met. This included frequent on-site inspections on all projects. CDC staff performed all necessary background research, including but not limited to credit and employment verifications, to ensure that client eligibility guidelines were met. CDC staff also ensured that all financing, mortgage and closing statements were in order and that the affordability guidelines were met.

Timeliness of expenditures is another component of compliance with program goals. During the program year, the Salisbury CDC maintained an on-going waiting list of qualified applicants for its housing projects. This helps to ensure that funding, once received, can be programmed and disbursed in a timely manner and that the agency does not incur a backlog of unspent funds.

The Salisbury CDC staff made frequent site visits to projects under construction or during rehabilitation work to monitor compliance with all housing codes and standards. The CDC developed new inspection log sheets to keep track of property site visits and inspections. City staff responsible for code enforcement worked closely with CDC staff during the program year concerning nuisance issues in the City's selected neighborhoods.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In FY 2018-19, the City of Salisbury took landmark steps toward improving its efforts to *affirmatively further fair housing* and to strengthen its fair housing planning activities. Importantly, City Council adopted an updated Analysis of Impediments to Fair Housing Choice (AI) Report, which includes a new Fair Housing Action Plan aimed at overcoming the identified impediments. Additionally, City Council established a new Fair Housing Committee (FHC) comprised of sixteen (16) members, including seven (7) at-large members, four (4) members of the Housing Advocacy Commission, four (4) members of the Human Relations Council, and the Executive Director of the Salisbury Community Development Corporation (CDC). The Fair Housing Committee will be a permanent body of the city whose mission is to *affirmatively further fair housing* in Salisbury and uphold the Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

The Fair Housing Committee's (FHC) has chosen to focus its initial efforts on developing a formalized fair housing system, including establishing a system for citizens to submit complaints and increasing education about fair housing rights and obligations.

The City of Salisbury has taken a proactive approach to affirmatively furthering fair housing. Through various media (including through the city newsletter, brochures, the city website, and social media), the City has made available detailed information about the rights and protections granted by the Fair Housing Act, including protections from discrimination when renting, buying, or securing financing for housing. Outreach efforts aim to educate the public on how to identify illegal denial of housing when it happens and how to file a complaint or seek recourse. If someone believes they have experienced housing discrimination, we are encouraging them to reach out to the North Carolina Human Relations Commission and/or Legal Aid of North Carolina.

In FY 2017-2018, the City partnered with Legal Aid of North Carolina to conduct 10 race- and national origin-based enforcement tests. Additionally, in tandem with enforcement testing efforts, the City

offered fair housing training to landlords and property managers.

The City continued to work toward lessening the impact of fair housing impediments by supporting the Salisbury Housing Advocacy Commission (HAC), which continues to meet regularly on the first Thursday of each month at City Hall. Their purpose is to assist and advise Salisbury City Council in initiating, establishing and enhancing programs, projects and policies that relate to fair housing conditions and minimum standards for housing.



## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The CDC continued its outreach to public housing agencies, public service providers, and citizens to help ensure maximum participation in housing programs. The housing improvements and neighborhood revitalization projects completed this year build upon previous actions in distressed neighborhoods to ultimately help improve the overall economic climate and help attract more private investment into these areas.

All housing activities that the City of Salisbury undertakes are monitored as necessary to ensure that program requirements are met. Activities to be followed as part of the overall monitoring plan include:

- Acquisition or disposition of property by the CDC;
- Rehabilitation of existing housing units;
- Relocation of residents, if it occurs;
- Performance of organizations, contractors, subcontractors, or others involved with project activities;
- Subrecipients of funds or property from the CDC;
- Other community development activities financed with CDBG or HOME funds.

Project activities must be in conformance with the Consolidated Plan. Before a project or activity is included in the annual Action Plan, it is compared to priorities and objectives in the Consolidated Plan to ensure consistency with the city's short- and long-term community development goals. Project activity is monitored from beginning to end through site visits and consultation with contractors and other involved parties to ensure that the work is completed in accordance with Consolidated Plan goals.

During the program year, Salisbury CDC staff monitored all housing development and rehabilitation activities, including property grading and filling or other clearing and preparation work, to ensure that the activities are carried out in accordance with the plan and that housing standards are met. This included frequent on-site inspections on all projects. CDC staff performed all necessary background research, including but not limited to credit and employment verifications, to ensure that client eligibility guidelines were met. CDC staff also ensured that all financing, mortgage and closing statements were in order and that the affordability guidelines were met.

Timeliness of expenditures is another component of compliance with program goals. During the program year, the Salisbury CDC maintained an on-going waiting list of qualified applicants for its housing projects. This helps to ensure that funding, once received, can be programmed and disbursed in a timely manner and that the agency does not incur a backlog of unspent funds.

The Salisbury CDC staff made frequent site visits to projects under construction or during rehabilitation work to monitor compliance with all housing codes and standards. The CDC developed new inspection log sheets to keep track of property site visits and inspections. City staff responsible for code enforcement worked closely with CDC staff during the program year concerning nuisance issues in the City's selected neighborhoods.

Planning staff conducted desk reviews of each subrecipients of public service funding to ensure compliance with program requirements and to ensure that Consolidated Plan goals were met. The City of Concord, lead agency of the Cabarrus/Iredell/Rowan HOME Consortium, continued oversight over all HOME Program activities.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

A duly-noticed public hearing was held on Tuesday, October 1, 2019 at the regularly-scheduled meeting of City Council. The public notice, which was posted in the Salisbury Post on Sunday, September 22, made the public aware of the availability of the CAPER for public review. The document was made available for public inspection and comment at the following locations:

Salisbury City Hall, 217 South Main Street

Salisbury City Office Building, 132 North Main Street

West End Business & Community Center, 1400 West Bank Street

Rowan Public Library, 2<sup>nd</sup> Floor Reference Desk, 201 West Fisher Street

Salisbury-Rowan Community Action Agency, 1300 West Bank Street

Salisbury Civic Center, 315 South MLK Jr. Avenue

Online: [www.salisburync.gov/housing](http://www.salisburync.gov/housing)

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The following public notice was published in the Salisbury Post. (See next page).

### **NOTICE OF PUBLIC HEARING**

**FY 2018-2019 Consolidated Annual Performance and Evaluation Report:  
Community Development Block Grant (CDBG) and  
HOME Investment Partnership Funds  
City of Salisbury, North Carolina**

Notice is hereby given that the Salisbury City Council will conduct a public hearing at 6:00 p.m., Tuesday, October 1, 2019, in the City Council Chambers, 217 South Main Street, Salisbury, North Carolina. The purpose of this hearing is to hear comments from citizens regarding the FY 2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Salisbury Community Development Report for FY 2018-2019 is now available for public review. Comments can be provided during an open public comment period which will begin on September 23 and conclude on October 8. The report describes how the City utilized Community Development Block Grant (CDBG) and HOME program funds provided by the United States Department of Housing and Urban Development. Activities included down payment assistance, owner-occupied rehabilitation, contributions toward ensuring adequate affordable housing, and assistance to selected sub-recipient public service agencies. Areas that benefitted from these investments included the West End and other revitalization areas within the City limits. The full report is available for public inspection and comment at the following locations:

Salisbury City Hall, 217 South Main Street  
Salisbury City Office Building, 132 North Main Street  
West End Business & Community Center, 1400 West Bank Street  
Rowan Public Library, 2<sup>nd</sup> Floor Reference Desk, 201 West Fisher Street  
Salisbury-Rowan Community Action Agency, 1300 West Bank Street  
Salisbury Civic Center, 315 South MLK Jr. Avenue  
Online: [www.salisburync.gov/housing](http://www.salisburync.gov/housing)

The meeting locations are physically-accessible to persons with disabilities. If any persons with limited English proficiency or persons with mobility, visual or hearing impairments need special accommodations, please notify Community Planning Services at 704-638-5230 at least five (5) business days in advance.

For more information, or to submit written comments, contact:

Community Planning Services  
P.O. Box 479  
Salisbury, NC 28145-0479  
Phone: 704-638-5230

This notice was posted the 22<sup>nd</sup> day of September 2019.

CITY COUNCIL OF THE CITY OF  
SALISBURY, NORTH CAROLINA

BY: Diane Gilmore  
City Clerk

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No changes were made to the program objectives. Improving housing conditions continues to be a top priority of elected officials in Salisbury and is a primary goal in the city's newly-revised comprehensive plan. Positive outcomes continue to be achieved through the CDBG program and we have therefore not identified a need to change our objectives.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

N/A

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

N/A