2020-2024 Consolidated Plan

6.21.2020

City of Burlington
Planning Department
Community Development Division
PO Box 1358
Burlington, NC 27216

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Executive Summary

ES-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 (HUD) Community Development Block Grant (CDBG) Program. The City works to provide safe, decent and affordable housing, a suitable living environment and economic opportunities especially for low to moderate income individuals and communities. As a HUD entitlement community, the City is required to submit a Five-Year Consolidated Plan which includes:

- The Citizen Participation Process
- The Needs Assessment
- The Market Analysis and
- The Strategic Plan
- The Annual Action Plan

 The Strategic Plan explains how priority needs of the community identified in this Plan translate to goals and objectives and it includes broad strategies to advance goals related to improving public facilities and infrastructure, economic development and public services that will improve the quality of life of Burlington's residents. The first year Annual Action Plan is included in the Plan and outlines the City's planned projects and activities to address identified priority needs and specific goal objectives during the first program year of the Five-Year Consolidated Plan.

2.   Summary of the objectives and outcomes identified in the Plan

The City of Burlington has developed its strategic plan based on an analysis of the data presented in this plan and an extensive community participation and consultation process. Through these efforts, the City has identified three priority needs with associated goals to address those needs. The priority needs with associated goals include:

1) Expand/Improve Public Infrastructure & Facilities
    1A. Expand Public Infrastructure
    1B. Improve Access to Public Facilities

2) Public Services & Quality of Life Improvements
    2A. Provide Supportive Services for Special Needs

3) Economic Development
    3A. Provide for Small Business Assistance

4) Preserve & Develop Affordable Housing

4A. Preserve Existing Homeowner Housing

3.   Evaluation of past performance

The City, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing, a suitable living environment and economic opportunities especially for low to moderate income individuals in the community. However, improvements to public facilities and infrastructure, vital and essential public services and economic development remain some of the most prolific needs facing the City of Burlington, as documented by the current Consolidated Plan, the City's previous 2015-2019 Consolidated Plan, and the 2018 Consolidated Annual Performance and Evaluation Report (CAPER).

According to the most recent 2018 CAPER, the City made progress in all its goals. Some public infrastructure improvement highlights include finished renovations to the Ralph Scott Lifeservices restrooms and the Mayco/Sertoma buildings at North Park. The City has ongoing renovations to Family Abuses Services, CityGate Dream Center, City Park Restrooms, Residential Treatment Services, Ralph Scott Lifeservices (3 locations for roofs and flooring renovations), and Phase 1C at North Park.

For economic development, the City participated in the Construction Training Program with the North Carolina Homebuilders Association. Classes were held in Fall 2018 and Spring 2019. The Construction Training Program had 18 individuals to complete construction training, with 10 individuals receiving employment from contractors that participated in the City housing program. The City encouraged contractors to use minority and female owned businesses when possible. The City also tried recruiting new contractors to participate in the City's housing programs.

For public infrastructure, the City funded sidewalk and pedestrian crossings along the intersection of Sharpe Road and Melrose Dr. Sidewalks were installed near the intersection of N. Church Street and Beaumont Ave. Completed projects are the paving of Clay Court and Clay Street and currently ongoing is a bike pathway along the Stone Quarry Segment of the Haw River Greenway.

Finally, other services and homeless program service highlights include funds provided to the Burlington Housing Authority's Burlington Development Corporation to assist with their rapid re-housing programs (STEPS) and permanent housing program (HOPE). The City provided funds to the North Park Library to purchase books and materials. The City also provided funding to the Allied Churches Empowerment Center and the CityGate Dream Center (youth center located on N. Church Street).

4.   Summary of citizen participation process and consultation process

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. The following are a list of citizen participation efforts made by the City:

- A public hearing on Tuesday, March 3, 2020 at 7:30pm in the Council Chamber, City Municipal Building, 425 South Lexington Avenue, to consider citizens' comments on the proposed revisions to the Citizen Participation Plan for its Community Development Program.
- A Stakeholder meeting was held on February 10, 2020 to discuss the community needs assessment for the 5-Year Consolidated Plan. There were 22 in attendance.
- A public meeting for the community was held on February 10, 2020 to discuss the community needs assessment for the 5-Year Consolidated Plan. There were 7 members from the public in attendance.
- The City had an online stakeholder and also a community survey open to allow for input on the community and housing development needs of the City. There were 24 responses for the stakeholder survey and 157 for the community survey.
- A public review period was open from July 6, 2020 to July 17, 2020 to give the public an opportunity to review and make comments to the draft plan. HUD waivers allow for a shortened public review period.
- A public hearing was held on July TBA, 2020 to give the public an opportunity to review and make comments to the draft plan.
- The City will also send a draft of the Plan to interested citizens by July 3, 2020.

5.   Summary of public comments

All comments were accepted. Full details of the City's citizen participation outreach efforts are available in PR-15 Citizen Participation.

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

All comments were accepted.

7.   Summary

The Needs Assessment (NA) and Housing Market Analysis (MA) consists of a comprehensive review of the community and housing market through data analysis. While the City of Burlington was not required to complete a full NA and MA analysis, the City in an effort to provide for a complete assessment of the needs of the community decided that the added sections would help to determine where resources should be allocated in the Strategic Plan.

Primary data sources for the Consolidated Plan include: 2013-2017 American Community Survey 5-Year Estimates, Census 2000, 2012-2016 CHAS, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), Balance of State Continuum of Care 2018, and Balance of State CoC 2019 Point-in-Time data. A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2017 data and tables that utilize CHAS contain 2016 data. At the time of writing only 2016 CHAS data was

available from HUD. However, 2017 ACS data was available and thus the City thought it best to utilize the most current data source where possible, and that incongruencies in the source years were outweighed by the more accurate demographic and housing picture painted by the 2017 ACS data.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Consolidated Plan Public Contact Information

Sonyé Randolph, Community Development Administrator
City of Burlington
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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Burlington Planning Department's Community Development Division is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and non-profit organizations that deliver housing and social services to the community. As the administrator of HUD's CDBG program, the City's Community Development Division will coordinate community development efforts and work in conjunction with Economic Development Department to further strategic initiatives and HUD goals. Open lines of communication are maintained between the City and the area's many non-profit and social service agencies.

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(I)).

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

Family Abuse Services of Alamance County (FASAC) is the lead for the Continuum of Care (CoC) assisting with homeless services in the region. Allied Churches of Alamance County (ACAC) is a member of the CoC and has an agreement with the City of Burlington to manage CDBG activities. Close cooperation exists between the City, ACAC 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 Emergency Solutions Grants ESG funds, develop performance

standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funds. Rather, ESG funds are allocated to the community through Alamance Housing Committee's (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.

2.   Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	**Burlington**
	Agency/Group/Organization Type	Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy Recreation and Infrastructure Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department Community Development Division is the lead agency in the Consolidated Plan.
2	**Agency/Group/Organization**	**Allied Churches of Alamance County**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Publicly Funded Institution/System of Care Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department Community Development Division staff consulted with ACAC to help identify the needs of City homeless populations and how to best use resources to address these needs.
3	**Agency/Group/Organization**	**Burlington Housing Authority**
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department Community Development Division consulted with the agency and discussed area needs, as well as solutions to needs.
4	**Agency/Group/Organization**	**Graham Housing Authority**
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department Community Development Division consulted with the agency and discussed area needs, as well as solutions to needs.
5	**Agency/Group/Organization**	**Alamance Housing Committee**
	Agency/Group/Organization Type	Services-Housing Planning organization

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
		Non-Homeless Special Needs
		Anti-poverty Strategy
		Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department Community Development Division actively consulted AHA and discussed area needs, as well as solutions to needs. AHA members include housing providers, nonprofits, government, nonprofit, school representatives and community members.
6	**Agency/Group/Organization**	**City of Burlington Economic Development**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City department participated in a stakeholder survey to help determine the community housing and development needs in the City.
7	**Agency/Group/Organization**	**Benevolence Farm**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
		Non-Homeless Special Needs
		Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
9	**Agency/Group/Organization**	**Goodwill**
	Agency/Group/Organization Type	Services-Employment
		Nonprofit
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
10	**Agency/Group/Organization**	**Curry Hayes Homes Inc.**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
11	**Agency/Group/Organization**	**CityGate Dream Center**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
12	**Agency/Group/Organization**	**Wayman Chapel AME Church**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
13	**Agency/Group/Organization**	**Alamance Community College**
	Agency/Group/Organization Type	Services-Education Nonprofit

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
14	**Agency/Group/Organization**	**The Salvation Army**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
15	**Agency/Group/Organization**	**United Way of Alamance County**
	Agency/Group/Organization Type	Regional organizations Planning organization Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
16	**Agency/Group/Organization**	**Sustainable Alamance**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
17	**Agency/Group/Organization**	**Centro La Comunidad**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
18	**Agency/Group/Organization**	**Habitat for Humanity of Alamance County**
	Agency/Group/Organization Type	Housing Services-Housing Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
19	**Agency/Group/Organization**	**Fresh Start Alamance**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.

20	**Agency/Group/Organization**	**Regional Partnership Workforce Development Board**
	Agency/Group/Organization Type	Regional organizations Planning organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
21	**Agency/Group/Organization**	**Exchange Club's Family Center in Alamance County**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
22	**Agency/Group/Organization**	**The Healing Station Family Resource Center**
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder survey to help determine the community housing and development needs in the City.
23	**Agency/Group/Organization**	**City of Burlington Engineering Department**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City department participated in a stakeholder survey to help determine the community housing and development needs in the City.
24	**Agency/Group/Organization**	**City of Burlington Department of Recreation and Parks**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City department participated in a stakeholder survey to help determine the community housing and development needs in the City.

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

There were no agency types not intentionally consulted. All comments were welcome.

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	Family Abuse Services of Alamance County	The goals of this organization overlap with the goals in the strategic plan and visioning of this plan, including creating attractive and affordable housing and supportive services for all.
Regional Assessment of Fair Housing	Piedmont Triad Regional Council	Strategic Plan goals and objectives will intentionally, affirmatively further fair housing. Addresses barriers to affordable housing as well.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As well as being the lead agency in administering the CDBG program within the City, Burlington receives HOME funds through its participation in the Greensboro HOME Consortium. The City Planning Department's Community Development Division works closely with Consortium staff to identify the housing needs of residents in the area and coordinate efforts to make sure eligible residents receive affordable housing assistance. Working with the Consortium to administer affordable housing programs allows the City to focus its efforts on the identified priority needs in this Plan, which are expanding and improving public facilities and infrastructure, providing public services that improve the quality of life for residents, economic development activities, and to preserve and develop affordable housing.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

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.

The following are a list of citizen participation efforts made by the City:

Citizen Participation Outreach

(see following table)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Stakeholder Meeting	Stakeholders	A Stakeholder meeting was held on February 10, 2020 to discuss the community needs assessment for the 5-Year Consolidated Plan. There were 22 in attendance.	All comment accepted.	All comment accepted.	
2	Public Meeting	Non-targeted/broad community	A public meeting for the community was held on February 10, 2020 to discuss the community needs assessment for the 5-Year Consolidated Plan. There were 7 members from the public in attendance.	All comment accepted.	All comment accepted.	
3	Public Hearing	Non-targeted/broad community	A public hearing on March 3, 2020 at 7:30pm in the Council Chamber, City Municipal Building, 425 South Lexington Avenue, to consider citizens' comments on the proposed revisions to the Citizen Participation Plan for its Community Development Program.	All comment accepted.	All comment accepted.	
4	30-Day Public Review Period	Non-targeted/broad community	A public review period was open from July 6, 2020 to July 17, 2020 to give the public an opportunity to review and make comments to the draft plan.	All comment accepted.	All comment accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Public Hearing	Non-targeted/broad community	A public hearing was held on July TBA, 2020 to give the public an opportunity to review and make comments to the draft plan.	All comment accepted.	All comment accepted.	
6	Online Stakeholder Survey	Stakeholders	An online stakeholder survey was open to give community organizations an opportunity to provide input on the community and housing needs of the City. There were 24 responses.	Local stakeholder organizations identified these top three needs in the City: 1. Affordable housing 2. Public services 3. Public facilities and infrastructure improvements For a detailed summary of survey responses, see the citizen participation attachment in AD-25.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
7	Online Community Survey	Non-targeted/broad community	An online community survey was open to give the public an opportunity to provide input on the community and housing needs of the City. There were 157 responses from the community.	Members of the community identified these top needs in the City: 1. Affordable housing 2. Economic development 3. Public services 4. Public infrastructure improvements Public services and public infrastructure improvements were ranked very closely. For a detailed summary of survey responses, see the citizen participation attachment in AD-25.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In order to ensure the most efficient and effective use of resources the City of Burlington must first assess the needs of the community. In this section, the City's various demographic and economic indicators will be described and analyzed to provide the foundation needed for grant management.

Developing a picture of the current needs in the City begins by looking at broad trends in population, income, and household demographics. Once that data has been gathered, they can be examined with a more nuanced analysis of variables, such as how family and household dynamics relate to race and housing problems.

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by the City's residents. Per HUD's definition, there are four housing problems that are assessed:

- Cost-Burdened, which is defined as households who spend 30% or more of their income on housing costs
- Lack of Complete Plumbing
- Lack of Complete Kitchen Facilities
- Overcrowding

In addition to the demographics analyzed this section also looks at factors that impact or are impacted by the housing market. The City's public housing needs, those facing homelessness, and non-homeless special needs (persons with a disability, the elderly, victims of domestic violence etc.) are also discussed. Finally, non-housing development needs like public services and infrastructure are also analyzed to assist in determining where resources should be allocated.

Whenever possible, each of these issues is juxtaposed with economic and demographic indicators to determine if certain groups carry a disproportionate burden. Understanding the magnitude and prevalence of these issues in the City of Burlington is crucial in aiding in setting evidence-based priorities for entitlement programs.

Data Note: The data tables in this document are replicated to be the same as the data fields automatically populated by HUD's Integrated Disbursement and Information System (IDIS) system. At the time of this analysis, the most accurate and up-to-date data sources were used. Furthermore, the City of Burlington as a member of the Greensboro HOME Consortium is not required to compete a full Needs Assessment (only NA-05 and NA-50). However, City staff, in an effort to provide for a complete assessment of the needs of the community, decided that the added sections would determine empirically where resources should be allocated.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

Summary of Housing Needs

The housing needs of a community are, like all items in a market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one house for one household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community's housing needs.

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	44,917	52,813	17.8%
Households	18,397	21,791	18.5%
Median Income	$35,301	$39,344	11.5%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2000 Census (base), 2013-2017 ACS (most recent)

Since 2000, the population of Burlington has grown by approximately 18%. In nearly two decades it has grown by approximately 8,000 people. The number of households in the City grew by a similar rate, 18.5%. The Median Household Income (MHI) grew by 11.5% since 2000. The American Community Survey does not describe median household size by MHI, however in 2017 the average household size in Burlington was 2.4 persons. Residents have an 11.5%% higher median household income than they did in 2000. Unfortunately, due to inflation they have less purchasing power. Purchasing power is the amount of goods and services that can be bought with currency; however, over time, inflation decreases the amount of goods and services a household is able to purchase. According to the Bureau of Labor Statistics Consumer Price Index inflation calculations, median household income in 2000 of $35,301 translates into $50,785 in 2017 dollars. This income figure is significantly higher than the City's MHI in 2017 of $39,344. This means residents, on average, have a significantly lower purchasing power now than they did in 2000.

Population

The following map displays the population density throughout the City. Tracts on the eastern side of the City appear to have a relatively large population, over 8,000 people. This is significantly larger than tracts elsewhere in the City where the population is less than 4,000. Every ten years the US Census Bureau redraws the census tract boundaries with the intention of putting approximately 4,000 people in each tract. The high and low tracts may represent population shifts since 2000.
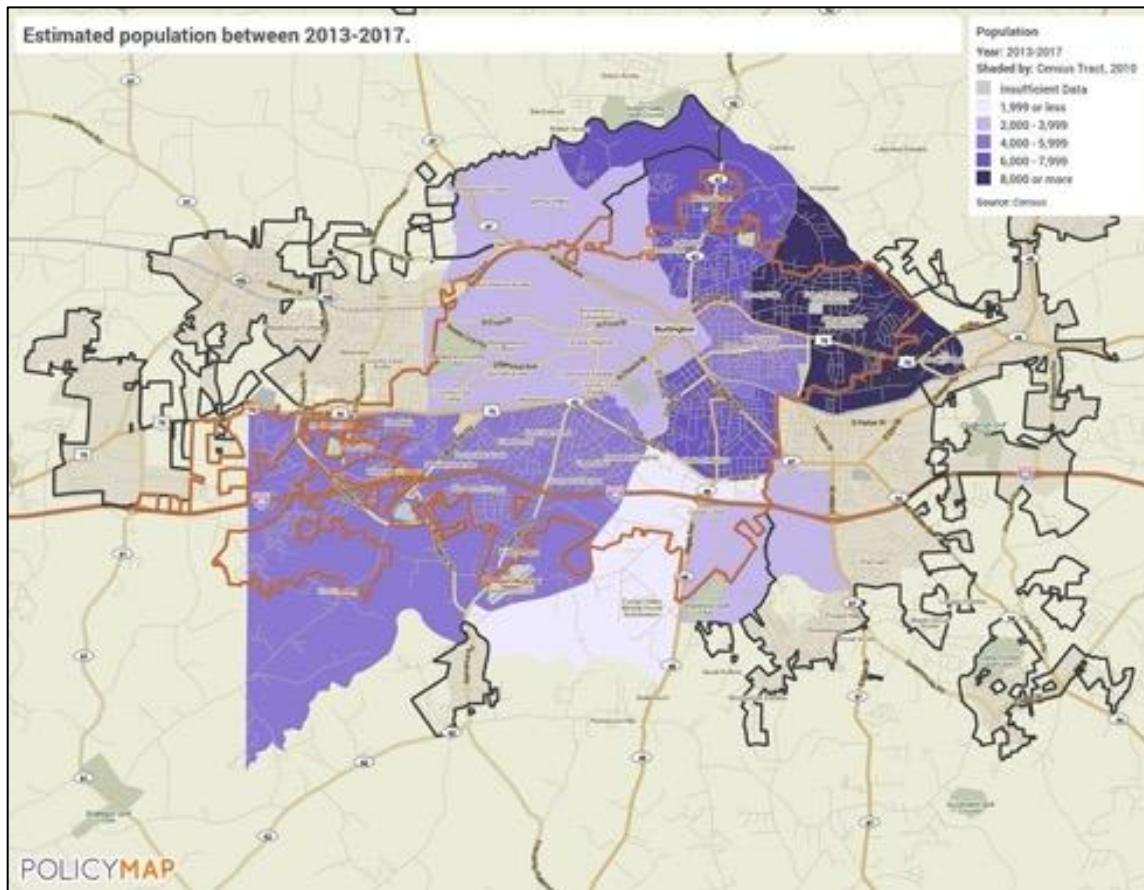
Change in Population

The change in population throughout the City varied significantly by location. Three areas of the City had a relatively high growth rate of 20% or more displayed in purple below. These areas are each located on the edge of the City to the north, west, and south in the Graham area. While most tracts in the central part of the City primarily experienced slower growth there were several tracts that experienced a decrease in population, often over 10%. It should be noted that some tracts in the west central areas have the highest MHI and highest housing values in the City and are decreasing in population, while the northern tract is among the lowest in MHI, lowest housing values and with high poverty and is increasing in population. This may point to residents moving from high housing cost areas to lower costs areas.

Source: 2013-2017 American Community Survey 5-Year Estimates
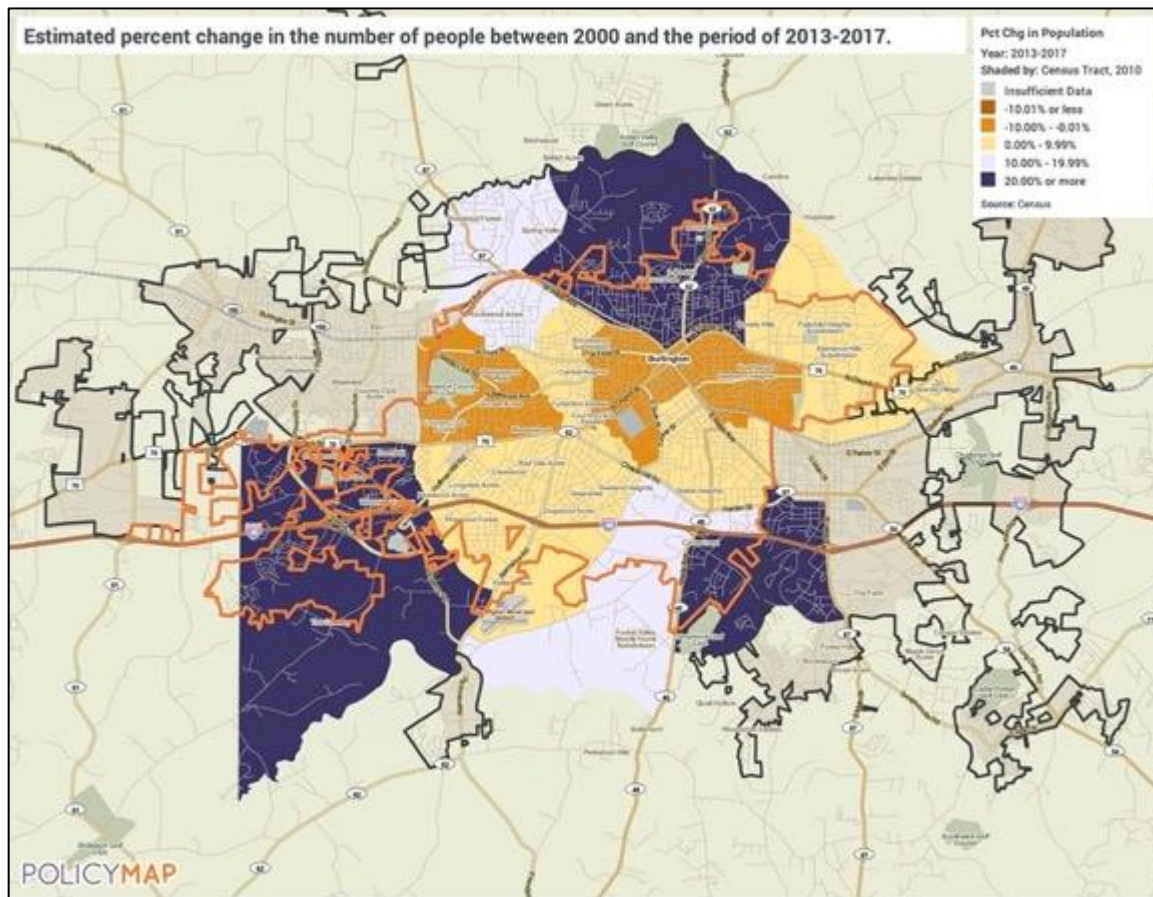
Median Household Income

In the City of Burlington, a household's income appears to be linked to where that person lives. Many tracts on the west, south and eastern edge of the City have a significantly higher MHI than north and centrally located tracts. One tract, in particular, has an MHI of over $80,000 and is located on the western side of the City. Northern and central tracts, on the other hand, have an MHI of less than $40,000. When income is concentrated in certain areas it can lead to concentrated areas of poverty, which become of concern if income and geography are closely related to race or ethnicity in the community.

Estimated typical (median) income of a household between 2013-2017.

Median Household Income
Year: 2013-2017
Shaded by: Census Tract, 2010

- Insufficient Data
- $19,999 or less
- $20,000 - $39,999
- $40,000 - $59,999
- $60,000 - $79,999
- $80,000 or more

Source: Census
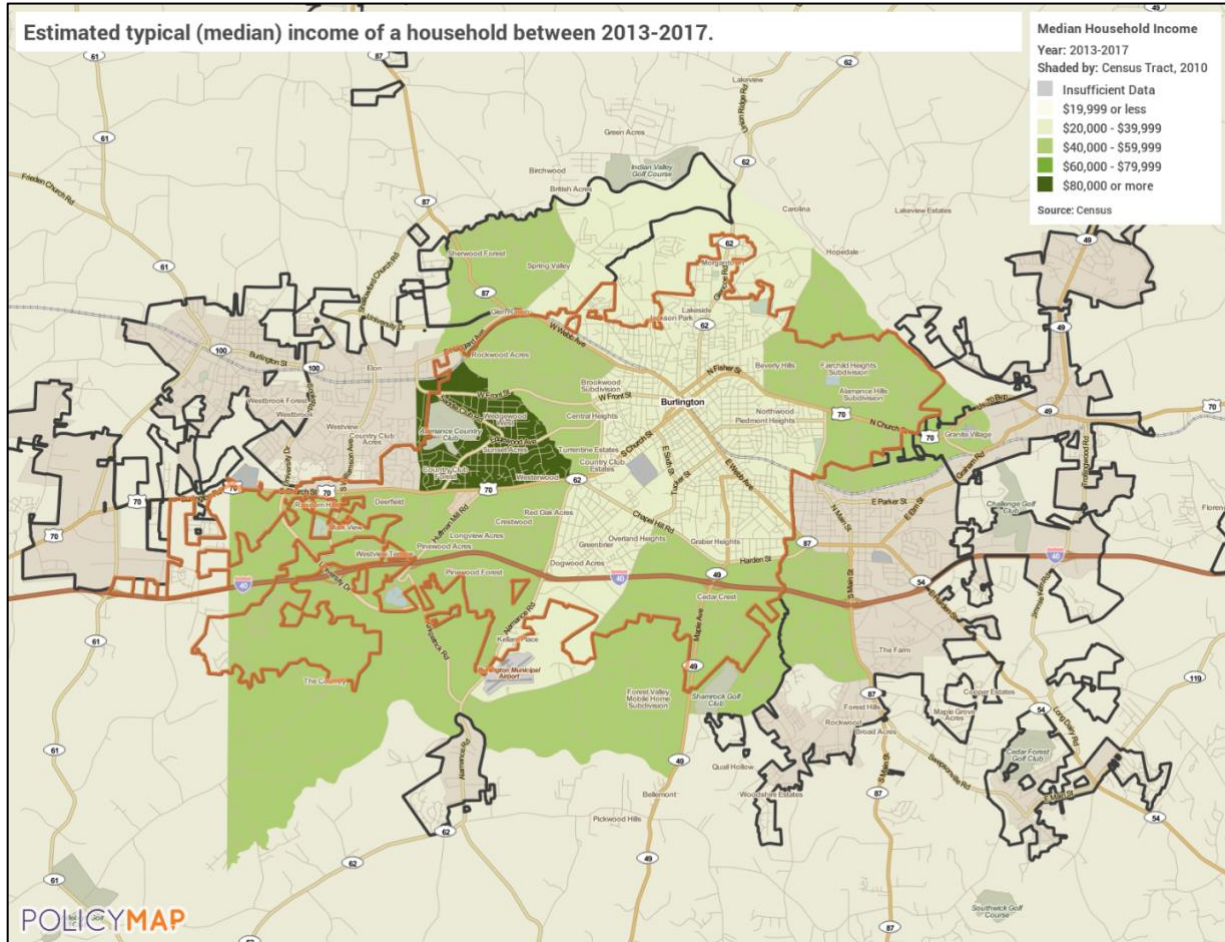
Poverty

The following map shows that the areas with high poverty correlates with those that were identified above as having a low median household income (north and central tracts). The poverty rate in several lower MHI tracts is over 30%, which is significantly higher than the western tracts where the poverty rate is less than 15%.
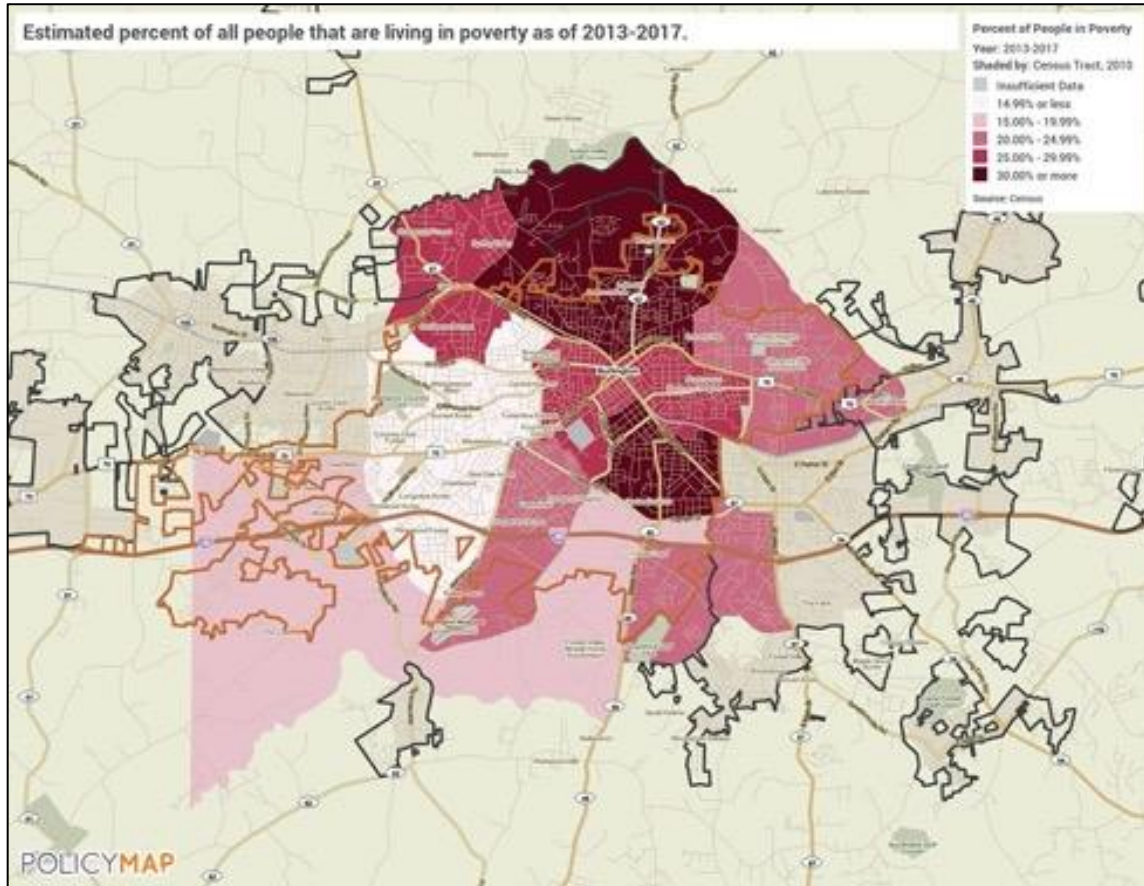
Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2670	3385	3815	2355	9070
Small Family Households	910	1365	630	845	4890
Large Family Households	295	110	355	235	430
Household contains at least one person 62-74 years of age	450	760	945	509	2150
Household contains at least one-person age 75 or older	245	640	555	350	790
Households with one or more children 6 years old or younger	710	614	435	530	925

Table 6 - Total Households Table

Number Households

The above table breaks down family dynamics and income in the jurisdiction using 2016 Comprehensive Housing Affordability Strategy (CHAS) data. Residents who are in higher income ranges tend to have household demographics that differ from those in lower income ranges. Specifically, for small family households, there are a much larger proportion of households in the greater than 100% HAMFI (HUD Area Median Family Income) group than in lower income groups, whereas large families are more spread evenly across all income groups.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	70	0	0	175	0	0	15	0	15

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	0	10	0	40	50	0	0	0	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	65	0	40	215	45	0	50	100	195
Housing cost burden greater than 50% of income (and none of the above problems)	1295	755	120	10	2180	400	210	135	80	825
Housing cost burden greater than 30% of income (and none of the above problems)	290	955	855	100	2200	100	380	355	285	1120
Zero/negative Income (and none of the above problems)	295	0	0	0	295	65	0	0	0	65

Table 7 – Housing Problems Table

Alternate Data Source Name:
2012-2016 CHAS

Housing Needs Summary

The table above gives an overview of housing problems in the City. The 2016 CHAS data provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and by owner/renter status.

Cost burden, defined as spending more than 30% of household income on housing costs, is clearly the biggest housing problem in Burlington - a common trend in many communities across the state and nation today. According to the above data there were 4,380 renters and 1,935 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income). As cost burden the biggest housing issue in the City, affordable housing programs such as TBRA and homeowner housing rehab activities will help to continue with assisting cost burdened households.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1540	895	135	45	2615	490	210	205	175	1080
Having none of four housing problems	515	1305	1950	840	4610	125	975	1525	1290	3915
Household has negative income, but none of the other housing problems	295	0	0	0	295	50	0	0	0	50

Table 8 – Housing Problems 2

Alternate Data Source Name:
2012-2016 CHAS

Severe Housing Problems

The above table shows households with at least one severe housing problem broken out by income and occupancy. Unsurprisingly, families with a lower income have a greater likelihood of experiencing a severe housing problem. Based on the data provided in the preceding Housing Problems table it is highly likely that being severely cost burdened is the most common problem.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	155	430	190	775	0	105	165	270
Large Related	30	25	90	145	0	0	15	15
Elderly	85	240	185	510	75	275	135	485
Other	70	295	390	755	25	0	35	60
Total need by income	340	990	855	2185	100	380	350	830

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2012-2016 CHAS

Housing Cost-Burdened

In addition to the CHAS data provided above, US Census data can be used to map cost burden rates across the City using the American Community Survey five-year estimates from 2013-2017. While the cost burden rate varies throughout the City there is not an overwhelmingly clear pattern of cost burdened homeowners concentrated in one area. Moderate to high cost burden rates are found throughout the City, however one area in the north has a relatively high rate of 35%.

Estimated percent of all homeowners who are burdened by housing costs between 2013-2017.
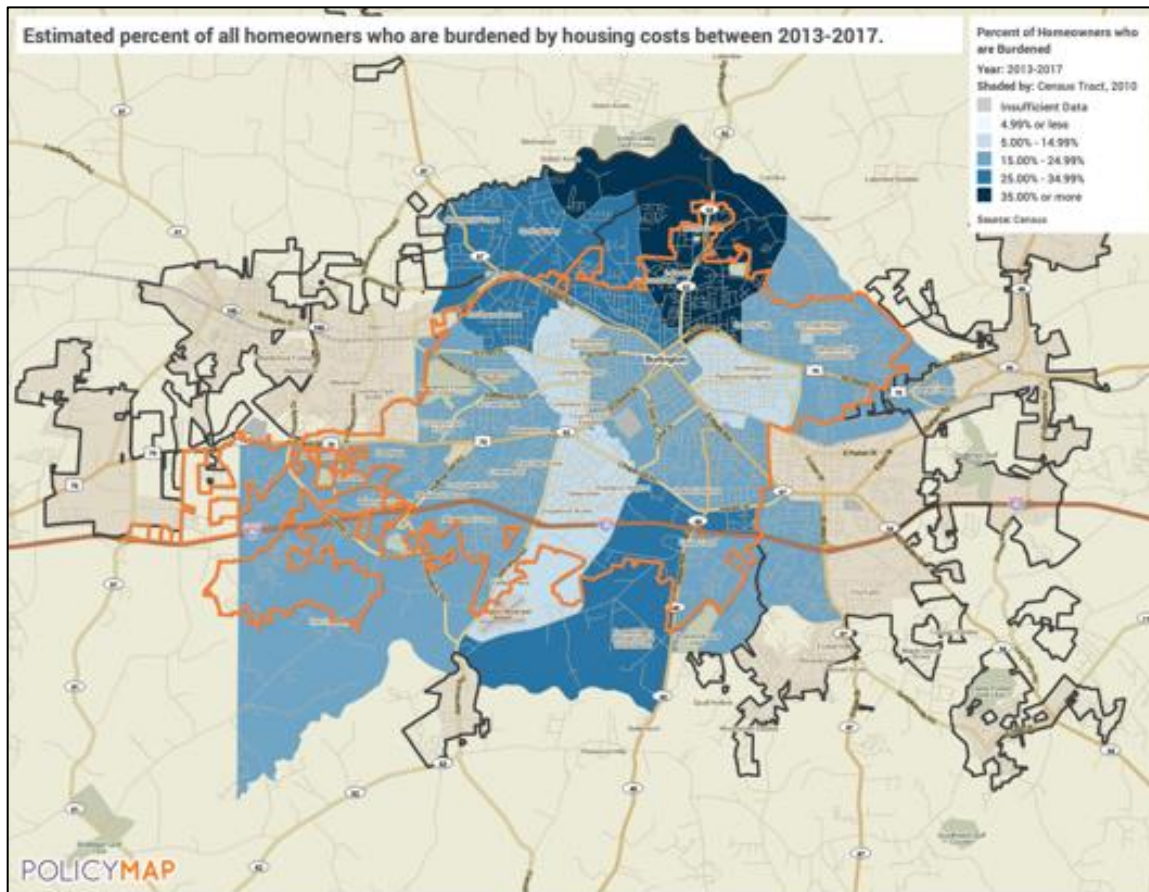
Much like the cost burdened home owners above, there is not a clear geographic pattern with regards to cost burdened renters. Relatively high and low tracts are found throughout the City. There is one tract with a significantly higher cost burden renter rate in the east-central part of the City. In that area over 60% of the renters are cost burdened. While there are publicly supported housing units in this area, this is also where a large number of public housing units were demolished several years ago. The City will work with the Burlington Housing Authority to identify any opportunities for affordable housing in the area.

Estimated percent of all renters who are cost burdened between 2013-2017.
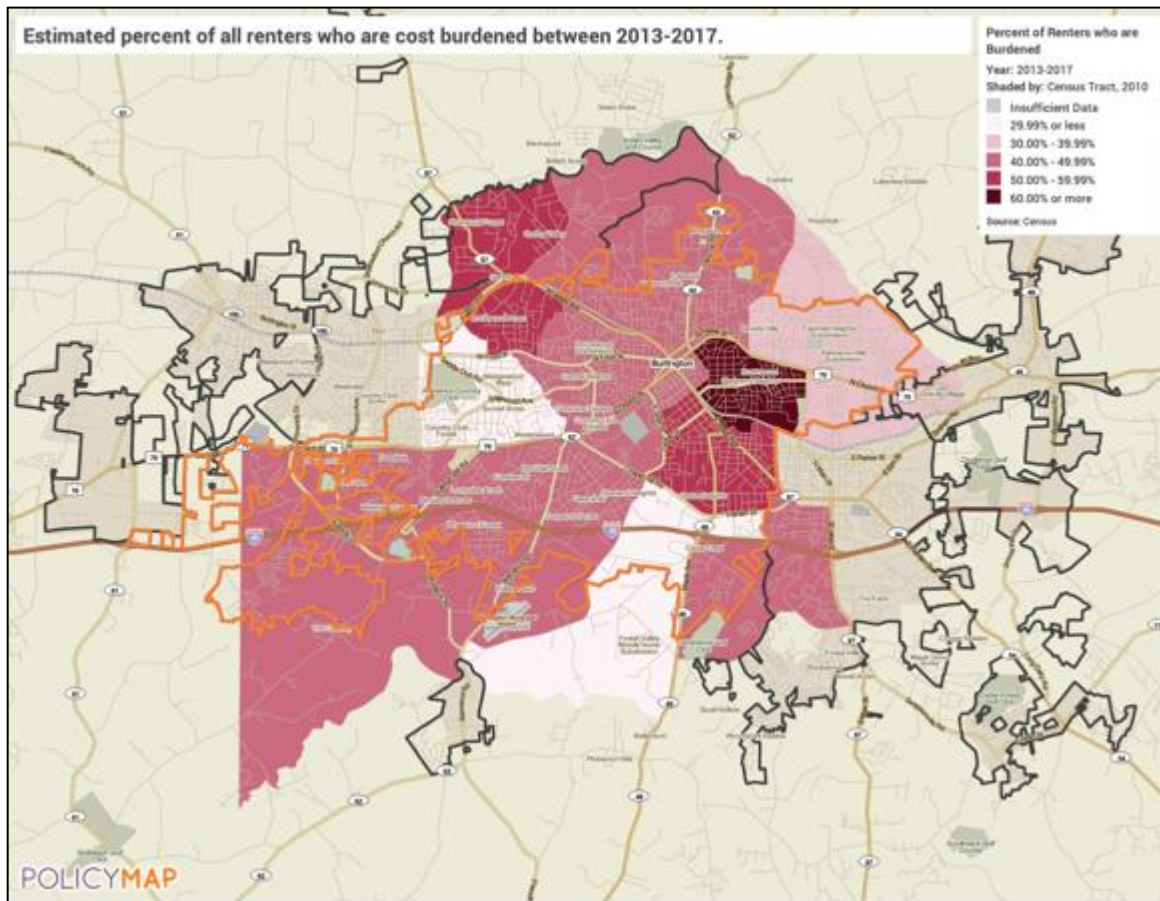
4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	420	415	30	865	135	40	50	225
Large Related	180	25	0	205	45	0	0	45
Elderly	270	160	40	470	110	135	75	320
Other	630	225	50	905	150	35	10	195
Total need by income	1500	825	120	2445	440	210	135	785

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2012-2016 CHAS

Severe Cost Burden

The data presented above shows the severe cost burden rates in Burlington. These households spend more than half their income on housing costs alone, leaving very few resources for food, clothing, transportation, health care, and other expenses. These households are at a significantly elevated risk of homelessness and substandard living. Extremely low-income households (0-30% AMI) are much more likely to be severely cost burdened than households in other income groups. Overall, there are nearly 3,300 households with this severe housing problem.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	95	65	10	40	210	60	0	45	80	185
Multiple, unrelated family households	45	0	0	0	45	35	0	10	20	65
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	140	65	10	40	255	95	0	55	100	250

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2012-2016 CHAS

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households, but it is a relatively rare problem.

Describe the number and type of single person households in need of housing assistance.

In Burlington, approximately 34% of the occupied housing units belong to a single person household, which amounts to 7,395 households. Renters are more likely to be in a single person household than homeowners. Over 42% of renters are single person households, significantly higher than the 26.2% of homeowners that are single person.

As noted above, cost burden is a significant concern for many residents, particularly renters. This population may be in need of housing assistance, especially if rental prices continue to rise. Elderly residents who live alone are of particular concern. Elderly are often associated with a fixed income and any increase in housing costs puts them at risk of housing instability. Elderly residents are more likely to also have housing needs beyond financial support to address any disabilities or special needs they may have. According to ACS 2013-2017 estimates, there are 3,144 residents over the age of 65 living alone in Burlington, which is nearly half of all households with an elderly person.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

According to the 2013-2017 American Community Survey estimates, there are approximately 8,278 people in Burlington with a disability. This group represents 15.9% of the total population. Predictably, age is closely related to the presence of a disability. Over 52% of residents over the age of 75 report dealing with a disability while only 17.9% of residents aged 35-64 years old do. It is likely that all or nearly all the approximately 3,200 residents over the age of 65 with a disability need housing assistance.

While the population under the age of 18 who have a disability is small, it is a group that may be in need of housing assistance. Children with disabilities often require additional and special care. There are over 600 children with a disability in the City and their households may be in need of assistance, including housing assistance.

Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Reliable statistics at the city level for specific categories of violent crimes is often difficult to acquire. This is particularly true for crimes that are significantly underreported like domestic violence, dating violence, sexual assault, and stalking. It is highly likely that the need for housing assistance for survivors of these crimes is much higher than most estimates.

According to the North Carolina Coalition Against Domestic Violence, there is a significant shortage of resources available for domestic violence survivors. Data gathered for their 2016 report found that nearly 150 requests for services in one day could not be provided due to lack of resources. Out of these requests, 68% were for housing services. In 2015, thirty staff positions were eliminated, over half of which were positions assisting with direct services.

In the 2018-2019 statewide domestic violence and sexual assault update published by the State of North Carolina, requests for assistance are broken down by County. In Alamance County, there were 297 reports of sexual assault. Over 200 of these reports involved a person under the age of 18, including 127 reports of sexual assault against a child under 13 years old. In this report, over 9% of all child sex offenses occurred in Alamance County, despite only 1.6% of the state's population living in the state. Additionally, there were no reported support group meetings for children in the county. The offenders were relatives in nearly 60% of the cases and only in 8 cases was a stranger identified as the offender. Burlington makes up a significant proportion of the county's population and many of these survivors are in need of support.

What are the most common housing problems?

As noted above, cost burden is the most common housing problem throughout the City of Burlington. According to the 2013-2017 American Community Survey 5-Year Estimates, there are 7,480 households

that are cost burdened in the City, representing 35.7% of the households. This issue is much more prevalent among renters than homeowners with 51% of renters cost burdened. Only 30% of homeowners with a mortgage and 12% of homeowners without a mortgage are cost burdened. The other three housing problems are significantly less common. Only 3.0% of households are overcrowded, less than 0.5% lack complete plumbing and approximately 1% lack completed kitchen facilities.

Are any populations/household types more affected than others by these problems?

According to the above CHAS data, in Burlington renters are impacted by housing problems at a much greater rate than home owners.

The relationship between race, ethnicity, and low-income households with housing problems is discussed later in this document in section MA-45.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Over half of the renters in the City have rental obligations that consume more than 30% of their household income (example: household income of $40,000 spending over $12,000 on housing costs). This presents an unreasonably large burden on such households; one for which increasing income is one factor that could improve their situation. It is unlikely that rents will lower in the area without a substantial adjustment to the supply of affordable housing. Homelessness prevention programs that assist at-risk renters before they reach an unresolvable impasse with their landlords needs sufficient support.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No at-risk populations data available.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The factors that contribute to an increased risk of homelessness can be as varied as the populations served by the programs available to address them. Lack of sufficient income or the employment stability needed to generate adequate income is a key element. Health issues (both mental and physical) and the lack of education or having job skills that aren't valued or needed by employers can heavily influence the amount of income available to pay for a family's housing. Substance abuse, criminal background, prior evictions,

high levels of debt and the loss of benefits (such as housing vouchers or Temporary Assistance for Needy Families (TANF)) can adversely impact the stability of a family's housing situation. Incidences of domestic violence or human trafficking can also greatly diminish one's ability to afford housing, especially when children are involved.

The primary housing characteristics linked with instability is cost burden and substandard housing, particularly among renters. When residents are unable to both meet their financial obligations as well as put aside income for future expenses they are economically unstable and at risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need exists when persons of a particular racial or ethnic group experiences housing problems at a rate of at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts from 2012-2016 CHAS data.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2345	194	340
White	835	95	215
Black / African American	1120	99	125
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	60	0	0
Hispanic	315	0	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2390	1350	0
White	1275	410	0
Black / African American	965	75	0
Asian	10	345	0
American Indian, Alaska Native	0	110	0
Pacific Islander	0	240	0
Hispanic	140	170	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1535	2210	0
White	795	1155	0
Black / African American	445	615	0
Asian	110	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	185	440	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	600	1739	0
White	370	1035	0
Black / African American	155	310	0
Asian	0	30	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	75	360	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low-Income Households

Residents of the City of Burlington who earn 30% HUD Area Median Family Income (HAMFI) or less are considered extremely low income. Housing problems for this demographic are incredibly common. Citywide, approximately 92.4% of all extremely low-income households have at least one housing problem, the most common being cost burden. There are no racial or ethnic groups disproportionately impacted by housing problems in this income group.

Very Low-Income Households

A household that earns between 30% and 50% HAMFI is classified as very low income. Housing problems are significantly less common for this group than extremely low-income households. Approximately 63.9% of the households in this income group have a housing problem. For this income group there are two racial groups that are disproportionately impacted by housing problems. Over 92% of Black households and 75.7% of White very low-income households have a housing problem.

Low Income Households

Housing problems are significantly less common in households that earn between 50% and 80% HAMFI. Citywide, 40.8% of households in this group have a housing problem. There is one racial group that is

disproportionately affected by housing problems. One hundred percent of Asian households experience housing problems in this group. However, this group is relatively small and only has 110 households in it.

Moderate Income Households

Housing problem rates decline further for this group with only 26.3% of households who earn 80% to 100% HAMFI having a housing problem. There are no racial or ethnic groups that are disproportionately affected by housing problems for this income group.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need exists when persons of a particular racial or ethnic group experiences housing problems at a rate of at least 10 percentage points higher than the jurisdiction as a whole.

The four severe housing problems are:
1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1965	580	340
White	685	245	215
Black / African American	970	255	125
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	60	0
Hispanic	295	20	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1105	2230	0
White	555	1235	0
Black / African American	500	720	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	265	0

Table 17 – Severe Housing Problems 30 - 50% AMI

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	3410	0
White	210	1740	0
Black / African American	65	995	0
Asian	15	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	580	0

Table 18 – Severe Housing Problems 50 - 80% AMI

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	215	2124	0
White	85	1320	0
Black / African American	55	410	0
Asian	0	30	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	75	360	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low-Income Households

Severe housing problems for extremely low-income households in Burlington are common. Citywide, approximately 77.2% of all households in this income group have at least one severe housing problem. The available data identifies two racial or ethnic groups disproportionately impacted by severe housing problems. Nearly 94% of Hispanic households and 100% of Asian households are estimated to have a severe housing problem. However, the sample size for Asian households is very small and may not accurately reflect the true situation. There were only 15 Asian households identified in this income group

Very Low-Income Households

Severe housing problems are much less common for very low-income households than extremely low-income households with 33.3% of the population with a problem. There were no racial or ethnic groups disproportionately impacted by severe housing problems in this income group.

Low Income Households

For low income households having a severe housing problem is relatively rare. Only 10.8% of households in the City have a severe housing problem. Again, there are no racial or ethnic groups that are disproportionately impacted by severe housing problems.

Moderate Income Households

Severe housing problems are very rare for moderate income households. Approximately 6.0% of the households in this group have a severe housing problem. Hispanic households are disproportionately impacted by severe housing problems. Over 17% of Hispanic households are impacted.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater need - housing cost burden when the members of a racial or ethnic group at a given income level experience housing cost burdens at a greater rate (10% or more) than the income level as a whole. Households who pay more than 30% of their income for housing are considered cost burdened. Households paying more than 50% of their income are considered severely cost burdened.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,790	3,825	3,330	355
White	8,620	2,045	1,500	230
Black / African American	3,215	1,325	1,535	125
Asian	255	105	30	0
American Indian, Alaska Native	10	0	0	0
Pacific Islander	10	60	0	0
Hispanic	1,680	290	265	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2012-2016 CHAS

Discussion:

Housing cost burden is a significant problem in the City of Burlington. According to the 2012-2016 CHAS data, there are over 7,000 households that are cost burdened, nearly half of which pay 50% or more of their income to housing cost. . Approximately 18.3% of all households in the City pay between 30% and 50% of their income to household costs. Only one racial group appears to have a disproportionately high cost burden, 85.7% of Pacific Islander households are cost burdened. However, there are only 70 households estimated to fall in this group, a very small population. Approximately 15.9% of the City's households pay 50% or more of their income to housing costs, but no racial or ethnic groups are disproportionately affected.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Overall, there is not a significant disproportionate need based on race or ethnicity by income category. There are a few groups that reported a disproportionate impact but often these groups were very small and there is a concern about the accuracy with such a small sample size. These groups should not be ignored but the data should be considered with the rest of the research considered.

Disproportionate Housing Problems:

- Extremely Low Income: None
- Very Low Income: Black or African American, White
- Low Income: Asian
- Moderate Income: None

Disproportionate Severe Housing Problems:

- Extremely Low Income: Asian
- Very Low Income: None
- Low Income: None
- Moderate Income: Hispanic

Cost Burden: Pacific Islander

Extreme Cost Burden: None

If they have needs not identified above, what are those needs?

No additional needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Race and ethnicity are often linked to economic opportunities and the area of a jurisdiction where people live. This issue is discussed in detail in Section MA-45.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing comes in all types and sizes from scattered single-family homes to high-rise apartment developments for elderly families. The US Department of Housing and Urban Development (HUD) administered Federal aid to the housing authority to manage public housing for low-income families at affordable rates.

The Housing Choice Voucher Program (HCV) provides "tenant-based" rental assistance for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. A housing subsidy is paid to the landlord/management directly by the housing authority on behalf of the participating voucher holder family, then the family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. HCV also authorizes a variety of "project-based" rental assistance programs, under which the owner reserves some or all of the units in a building for low-income tenants. A tenant who leaves a subsidized project will lose access to the project-based subsidy.

The City is served by two public housing authorities: The Burlington Housing Authority (BHA) and the Graham Housing Authority (GHA).

Established in 1967, the BHA has worked for decades to provide safe and affordable housing for families, seniors and residents with disabilities. BHA oversees both public housing and project based rental assistance to assist low- and moderate-income residents.

The Graham Housing Authority (GHA) was established in 1969 and operates public housing, including housing reserved for the elderly and the HCV program.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	506	979	0	948	2	29	0

Table 21 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center) 2019

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	2	1	0	0	0	1
# of Elderly Program Participants (>62)	0	0	69	160	0	160	0	0
# of Disabled Families	0	0	72	318	0	316	2	0
# of Families requesting accessibility features	0	0	506	979	0	948	2	29
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center) 2019

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	133	312	0	291	2	19	0
Black/African American	0	0	368	662	0	652	0	10	0
Asian	0	0	2	3	0	3	0	0	0
American Indian/Alaska Native	0	0	2	2	0	2	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center) 2019

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	10	13	0	12	0	1	0
Not Hispanic	0	0	496	966	0	936	2	28	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center) 2019

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The housing authorities continue to make assessments of all of its public housing and work to stay in compliance with Section 504. New units continue to be constructed but there is still great need. Rising housing prices across the area price out many residents who don't have access to publicly supported housing, particularly residents with a disability or on a fixed income.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs for residents of Public Housing and Housing Choice voucher holders is a larger supply of units, particularly accessible units. Without a larger supply of units in a variety of neighborhoods there will continue to be great need in the community.

How do these needs compare to the housing needs of the population at large

Eligible public housing residents and HCV program participants are low- or moderate-income and/or special needs and are in particular need of affordable housing. Without the assistance of publicly supported housing, public housing residents would be at imminent risk of homelessness.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a particularly troublesome and complex issue that most communities across the United States must address. A major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The City of Burlington maintains an agreement with the Allied Churches of Alamance County (ACAC) to address homelessness with CDBG activities. ACAC works with the NC Balance of State Continuum of Care to apply for HUD Emergency Solutions Grant (ESG) funds, develop performance standards, and evaluate outcomes. Data provided below comes from the Balance of State CoC 2019 Point in Time Count.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	236	65	N/A	N/A	N/A	N/A
Persons in Households with Only Children	12	0	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	1,214	727	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	227	258	N/A	N/A	N/A	N/A
Chronically Homeless Families	16	9	N/A	N/A	N/A	N/A
Veterans	100	56	N/A	N/A	N/A	N/A
Unaccompanied Child	15	0	N/A	N/A	N/A	N/A
Persons with HIV	9	5	N/A	N/A	N/A	N/A

Table 25 - Homeless Needs Assessment

Data Source Comments: 2019 Point-in-Time (PIT) Count, January 22, 2019.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Individuals and Families:

The chronically homeless are more likely to be those experiencing a disability (physical and cognitive), have a history of substance abuse, and be unsheltered. According to the 2019 PIT Count,, there were 485 total persons that were reported as chronically homeless, with 62 being chronically homeless families in the Balance of State. Approximately 53% of the chronically homeless were unsheltered – much higher than any other subcategory of persons experiencing homelessness.

Households with Adults and Children:

There were 301 households with adults and children comprising of a total of 917 persons. Working to get children out of homelessness will greatly improve the future success of the children in region. Increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare.

Veterans and Their Families:

Veterans are more likely to have a disability than non-veterans and this is also true for homeless veterans. There were 156 veterans identified in the PIT Count, 56 of which were unsheltered.

Unaccompanied Youth:

Youth that are alone and experiencing homelessness may be caused from any issue such as a death in the family or fleeing from a crisis. Similar to households with adults and children, increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare. According to the 2019 PIT Count, there were 15 unaccompanied youth under 18.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,094	597
Black or African American	804	325
Asian	10	3
American Indian or Alaska Native	29	15
Pacific Islander	8	1
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	112	33
Not Hispanic	1,911	935

Data Note: 2019 Point-in-Time (PIT) Count .The above IDIS generated table does not include a row for individuals who are multiple races. There were 105 individuals in this category, 27 of which were unsheltered.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

See above.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

White: Nearly 1,700 residents experiencing homelessness are White, the largest racial or ethnic group in the population. Nearly 65% of this group are sheltered.

Black or African American: The second largest racial group is Black or African American, making up 38% of the population. Approximately 29% are unsheltered

The remaining racial groups make up less than 6% of the population experiencing homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Sheltered homeless are persons who are residing in emergency shelter units or transitional housing. The majority of the participants in the 2019 PIT count were sheltered.

Unsheltered homeless are much more difficult to count, and it's probably that this group has been under reported. Unsheltered homeless reside in places not meant for human habitat. These places include cars, abandoned buildings and on the streets.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the City is accommodating or should accommodate these needs.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

According to the most recent 2013-2017 ACS data, there are approximately 12,116 residents over the age of 60 in the City, making up approximately 23% of the population. Approximately 36% of the residents over the age of 60 have a disability and 12.6% are below the poverty level. Elderly residents are less likely to live in renter-occupied residences than owner-occupied residences, 31.3% and 68.7%, respectively. However, many elderly residents are still cost burdened. Approximately 52.8% of elderly renters and 24.7% of owners are cost burdened.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment.

The US Department of Health and Human Services collects demographic information on drug use on a substate level. The City of Burlington is part of the Cardinal Innovations Healthcare Solutions 2 (CIHS2) that includes several counties throughout the area. CIHS2 has a strong provider network that observes the latest person-centered practices to improve health and wellness services and is evidence-based.

Marijuana: One of the most commonly used recreational substances in the United States is marijuana. Many states are moving towards decriminalization and legalization to address abuse and underage use of this drug. In North Carolina, small amounts of marijuana were decriminalized in 1977 and very limited medicinal use was legalized in 2015 for residents with epilepsy. According to the DHHS 2016 report, the most recent available, an estimated 12.01% of residents over the age of 12 used marijuana in the past

year. The use rate in the Cardinal Innovations Healthcare Solutions 2is was lower than the statewide estimate at 10.89.

According to research published in Journal of Studies on Alcohol and Drugs there are a few socioeconomic indicators that are linked to reduced marijuana use. In particular, there are lower odds for marijuana use when a person is non-White, female, a high school graduate, and currently married. Marijuana use became more common as income increased and parental education levels increased.

Alcohol: The most commonly used and abused drug in the United States is alcohol. According to the Center for Disease Control, excessive alcohol consumption costs the state of North Carolina $7 billion annually. Each drink purchased causes, on average, an additional $2.11 in damage and lost productivity. In North Carolina, 45.17% of the population reported consuming alcohol in the past month and 16.91% of residents aged 12 to 20 (underage) consumed alcohol in the last month. In CIHS2, the overall alcohol use is lower than the state (43.46%) but underage consumption is higher (17.16%).

Heavy episodic drinking or binge drinking was linked most heavily to wealth. Additional indicators include race, age, and sex. White young adults and men had higher rates of binge drinking. Heavy drinking was lower for young adults who are in a cohabiting relationship or live with their parents.

Disability: According to the 2013-2017 American Community Survey estimates, there are approximately 8,278 people in Burlington with a disability. This group represents 15.9% of the total population. Unsurprisingly, age is closely related to the presence of a disability. Over 52% of residents over the age of 75 report dealing with a disability while only 17.9% of residents aged 35-64 years old do. It is likely that all or nearly all the approximately 3,200 residents over the age of 65 with a disability need housing assistance.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly resident's homes may need modifications to assist with any disabilities that may develop as a result of aging.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Burlington is part of the Greensboro-High Point Metropolitan Statistical Area. In 2018, there were 121 HIV diagnosis in the MSA, for a rate of 15.8 per 100,000. The Greensboro-High Point MSA is ranked 22nd out of 107 MSAs. As of the end of 2017 there were 2,735 cases in the MSA for a rate of 358.2.

In Alamance County there were 460 known HIV cases as of 12/31/2017. In 2017 there were 22 new diagnosis and rate in the county is 13.4, ranking 29th out of 96. Alamance County is located in North Carolina Region 4, which is made up of Alamance, Caswell, Guilford, Montgomery, Randolph, Rockingham, and Stanly County.

Key Demographics of New HIV Diagnosis in Region 4

- 70.8% Male
- 31.7% Under 40 Years Old
- 65.9% Black or African-American
- 72.5% of Males Exposed Through Sexual Contact Between Males

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Burlington has identified the need for improved access to public facilities and has included a goal in the Strategic Plan:

1B. Improve Access to Public Facilities

In this goal, the City will expand and improve access to public facilities through development activities for LMI persons and households and for the special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.

How were these needs determined?

The City of Burlington worked with key stakeholders, consulted the public, conducted an analysis of past successes, and forecast future needs to determine the Public Facility needs of the jurisdiction.

Describe the jurisdiction's need for Public Improvements:

The City of Burlington has identified the need for the expansion and improvements of public infrastructure and has included a goal in the Strategic Plan:

1A. Expand Public Infrastructure

For this goal, the City will expand and improve public infrastructure through development activities for LMI persons and households for the special needs population. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.

How were these needs determined?

The City of Burlington worked with key stakeholders, consulted the public, conducted an analysis of past successes, and forecast future needs to determine the Public Improvement needs of the jurisdiction.

Describe the jurisdiction's need for Public Services:

The City of Burlington has identified the need for public services for the LMI and special needs population and has included a goal in the Strategic Plan:

2A. Provide Supportive Services for Special Needs

For this goal, the City of Burlington will provide supportive services for low income and special needs populations. Public services will target LMI citizens and may include services to address homelessness,

persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.

How were these needs determined?

The City of Burlington worked with key stakeholders, consulted the public, conducted an analysis of past successes, and forecast future needs to determine the Public Service needs of the jurisdiction. Among some of the efforts made for consultation and citizen participation was a stakeholder meeting and community meeting, both held on February 10, 2020 was held to receive input on the community needs assessment. As well, the City conducted an online survey for both stakeholder organizations and the community. There were 24 responses from stakeholders and 157 from members of the public. For a summary of responses from the surveys see the PR-15 and the citizen participation attachment in the AD-25.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The previous section provided the demographic information that is necessary to complete a comprehensive Market Analysis. Using the previously gathered data this section will begin looking closely at the housing market. A number of important indicators including trends in available types of housing, prices, age, and tenure will be analyzed to help determine the best use of grant funds by the City of Burlington.

Additionally, this section includes factors that are not directly related to the supply and demand for housing in the City. These factors include:

- Public Housing
- Homeless Services
- Special Needs Facilities
- Community Development
- Employment

Finally, this section will conclude with a discussion of the overall needs for the community and transition into the 5-Year Strategic Plan.

Note: The City of Burlington as a member of the Greensboro HOME Consortium is not required to compete a full Housing Market Analysis, however City staff in an effort to provide for a complete analysis of the housing market in Burlington decided that the added sections would assist in determining where resources should be allocated.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the composition of the City's housing stock in terms of housing type and tenure. As noted in the Needs Assessment, simply having enough units for each household is not sufficient to meet demand. A variety of housing units must be available in a range of sizes and prices, for both homeowners and renters, in order to provide housing for all the City's residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,493	63.3%
1-unit, attached structure	1,078	4.4%
2-4 units	2,452	10.0%
5-19 units	3,198	13.1%
20 or more units	1,469	6.0%
Mobile Home, boat, RV, van, etc.	781	3.2%
Total	24,471	100%

Table 26 – Residential Properties by Unit Number

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates DP04

Residential Properties by Number of Units

The table above breaks down the City's housing stock by the number of units in each structure and by structure type. Like many communities in the United States, the majority of the housing stock is 1-unit detached structures. In Burlington, they make up approximately 63.3% of all properties. Small multiunit and medium multi-unit properties make up almost a quarter of the residential properties in the City. Large multi-unit properties with 20 or more units are very rare in the City and make up only 6.0% of residences.

Source: 2013-2017 American Community Survey 5-Year Estimates

Multifamily Development Distribution

Small multifamily buildings with between 3 and 19 units make up 23.1% of properties in Burlington but there are areas with a disproportionately low number of them. Census tracts in the west part of Burlington have a low stock at less than 5%, and as well in the northern tracts are between 5% and 10% of the housing stock.   By contrast, starting in central areas and towards the southwest there is a relatively large multifamily housing stock with over 20%.

Source: 2013-2017 American Community Survey 5-Year Estimates
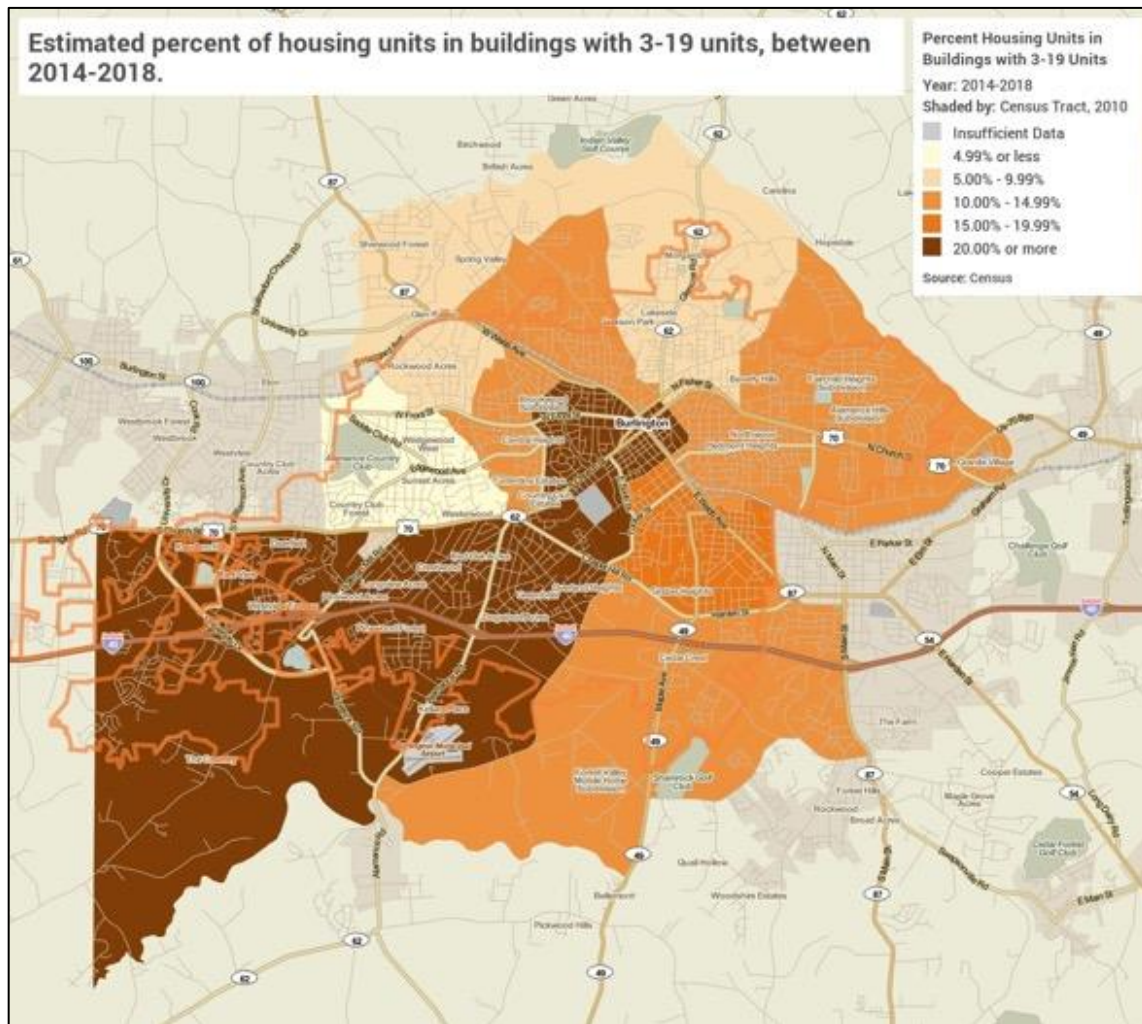
Medium multifamily developments (a building with 25-49 units) are very rare in Burlington. In the majority of census tracts less than 4% of the housing stock is this size. Only one area, the southwest part of the City, has a relatively large medium multifamily housing stock but even in those areas it only represents approximately 8% of the units.

Estimated percent of households that live in a building with 20-49 units between 2013-2017.
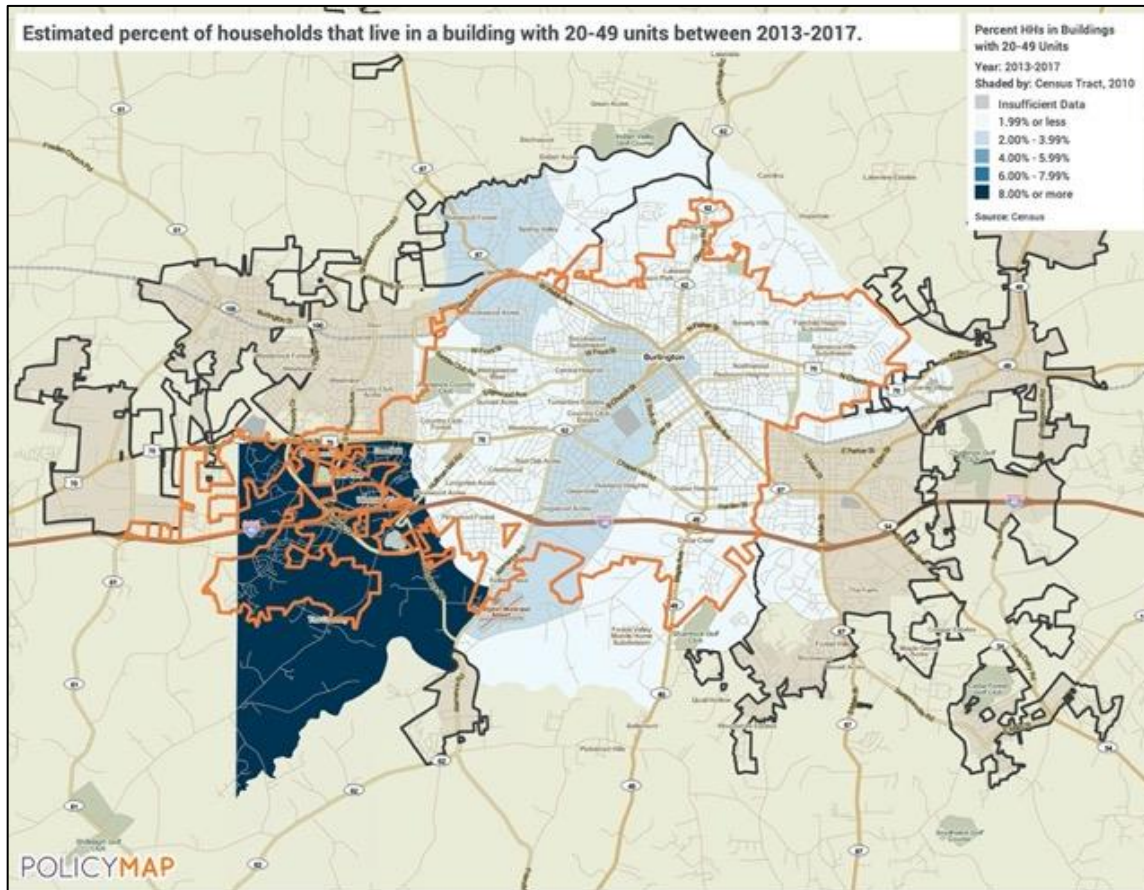
Large multifamily developments (a building with 50+ units), like medium developments, are rare in Burlington. The majority of the tracts have fewer than 2% of the housing stock in this large size. Only one area has a relatively large housing stock. The downtown area has several tracts with more than 4% of the housing stock coming from developments with 50 or more units. In recent years, a number of new rental apartment developments featuring studio to three bedroom have become available to residents at various levels, to include LMI households. A few of these recent developments include 198 Milltown, Eastbrooke Apartments, May Hosiery, and Park Place Apartments.

Estimated percent of households that live in a building with 50 or more units between 2013-2017.
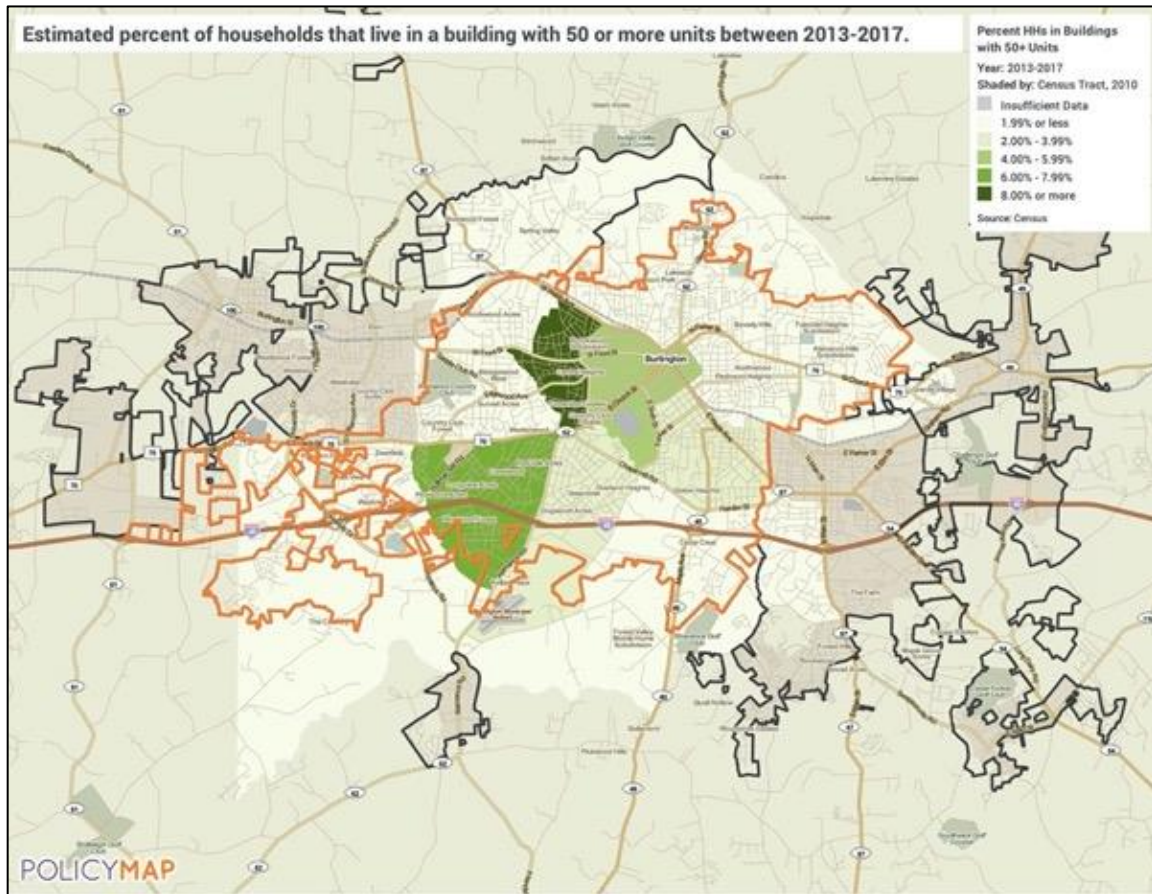
Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	19	0.2%	178	1.7%
1 bedroom	63	0.6%	2,383	22.9%
2 bedrooms	2,390	21.0%	4,422	42.5%
3 or more bedrooms	8,902	78.3%	3,434	33.0%
Total	11,374	100%	10,417	100%

Table 27 – Unit Size by Tenure

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Unit Size by Tenure

The size of available units in the City differs considerably for owners and renters. Renter occupied units are much more likely to be smaller, over 65% of the units have 2 bedrooms or less. Owner-occupied units, on the other hand, are considerably larger. Over 78% of the units have 3 or more bedrooms. It is important for a variety of sizes of both owners occupied, and rental units be available to provide affordable housing to residents. A lack of smaller homeowner units may prevent lower income households from finding affordable units, particularly starter homes for individuals or couples without children. On the other end of the spectrum, a lack of larger rental units may lead to overcrowded residences for large families.

According to 2016 CHAS data in the NA-10, there is a similar amount of overcrowding for both renters and homeowners at 280 and 250 households respectively. However, renter households with lower incomes tend to be more overcrowded than homeowners at similar incomes. Single family households experienced overcrowding more than any other family type, and as expected non-family households (typically one-person households) experienced no overcrowding.

Source: 2013-2017 American Community Survey 5-Year Estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Currently there are 540 households assisted with public housing in the City through the Burlington Housing Authority. There are also 1,005 Housing Choice Vouchers being administered through the PHAs (Note: Not all vouchers may be within the City limits and some may be dispersed throughout the County as some vouchers are managed by the Graham Housing Authority. All eligible participants are LMI families or special needs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

It is difficult to accurately predict how many properties will no longer be available in the future. According to the HUD Multifamily Assistance & Section 8 Database there are currently 18 properties with Section 8 contracts in the City of Burlington, 11 of which will pass the contract expiration date in the next five years. In total, these properties provide 667 affordable units for the City.

Does the availability of housing units meet the needs of the population?

No, there is a lack of decent affordable units throughout the jurisdiction. From a quantitative standpoint, there may be ample units in to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. This is discussed in detail in the following section MA-15 Cost of Housing.

Describe the need for specific types of housing:

Based on the NA-10 CHAS data detailing cost burden for small and large households as well as elderly households, the City has a need for affordable housing options both large and small within the owner-occupied and renter-occupied market. Cost burden is by far the biggest housing problem in the City for all household types.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

The following section examines the cost of housing for both homeowners and renters within the City of Burlington. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2000	**Most Recent Year: 2017**	**% Change**
Median Home Value	$98,100	$124,900	27.3%
Median Contract Rent	$554	$776	40.1%

Table 28 - Cost of Housing

Alternate Data Source Name:
2000 Census DP-4, 2013-2017 ACS DP-04

Rent Paid	**Number**	**%**
Less than $500	1,429	14.5%
$500-999	6,347	64.4%
$1,000-1,499	1,614	16.4%
$1,500-1,999	309	3.1%
$2,000 or more	156	1.6%
Total	*9,855*	*100%*

Table 29 - Rent Paid

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates DP-04

Housing Costs

Housing value and rents have increased substantially in the City since 2000. Since 2000, the reported average home value has increased by nearly 27.3%. However, this is not necessarily representative of what a potential homeowner in the City would actually pay for the property. Residents who are interested in purchasing a home will likely pay more than the average home value because the average sale price is generally higher than the reported value.

Additionally, rents have increased in the City by over 40%. The table above breaks out the rent paid by price cohorts in the City. Later in this section, the report examines rental rates as a percentage of household income to determine the affordability of rental housing.

The map below shows the median home value by census tract throughout the City. There is a clear geographic pattern with high valued homes located in the western part of the City and low valued homes on the east side.

Source: 2013-2017 American Community Survey 5-Year Estimates
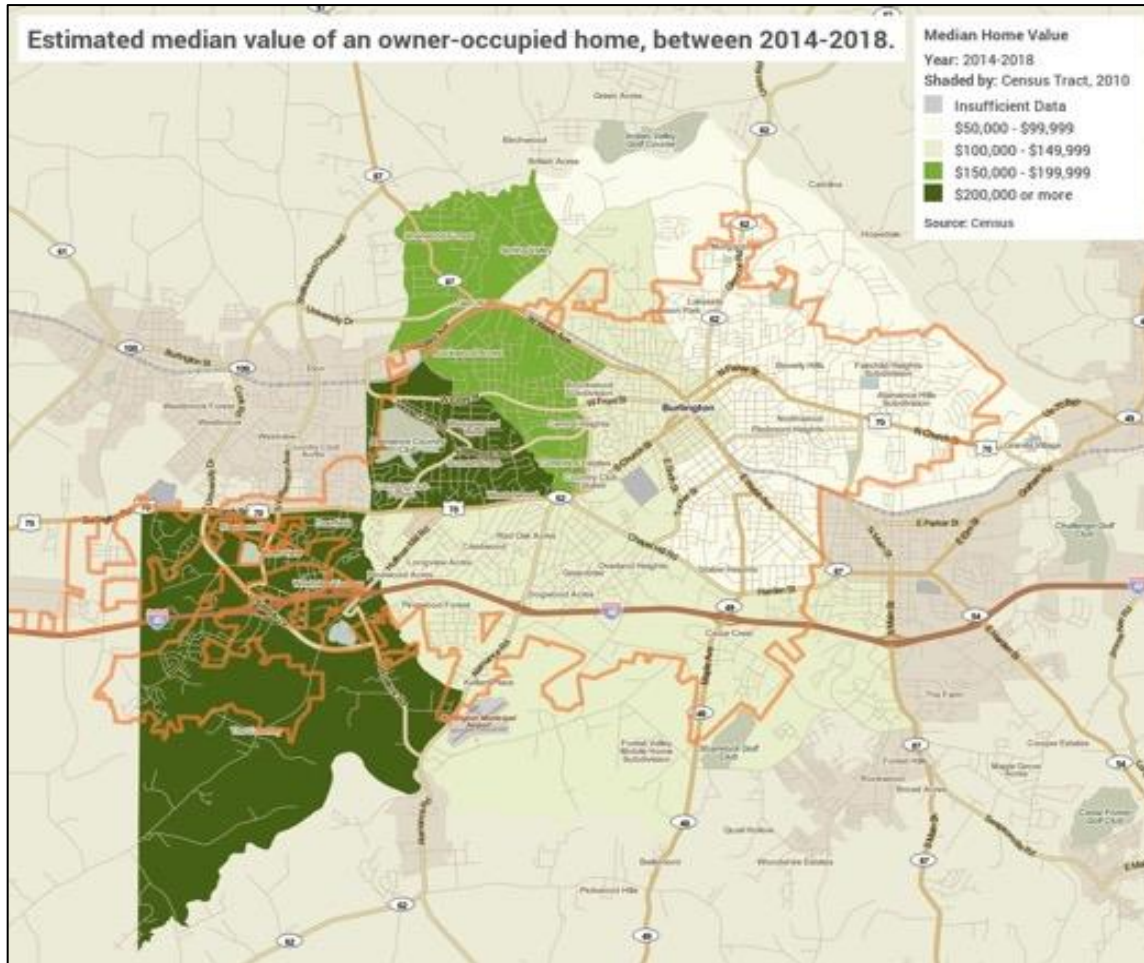
Median Rent

The map below displays the median rent by census tract. The central part of the City has the lowest median rent, less than $600. Rents are higher around the outside of the City, particularly to the northwest where it is $1,050 or more in the area near Elon University. A combination of newer apartments and the private university's student population living off-campus is a driving force of the higher rents in that area.

Source: 2013-2017 American Community Survey 5-Year Estimates
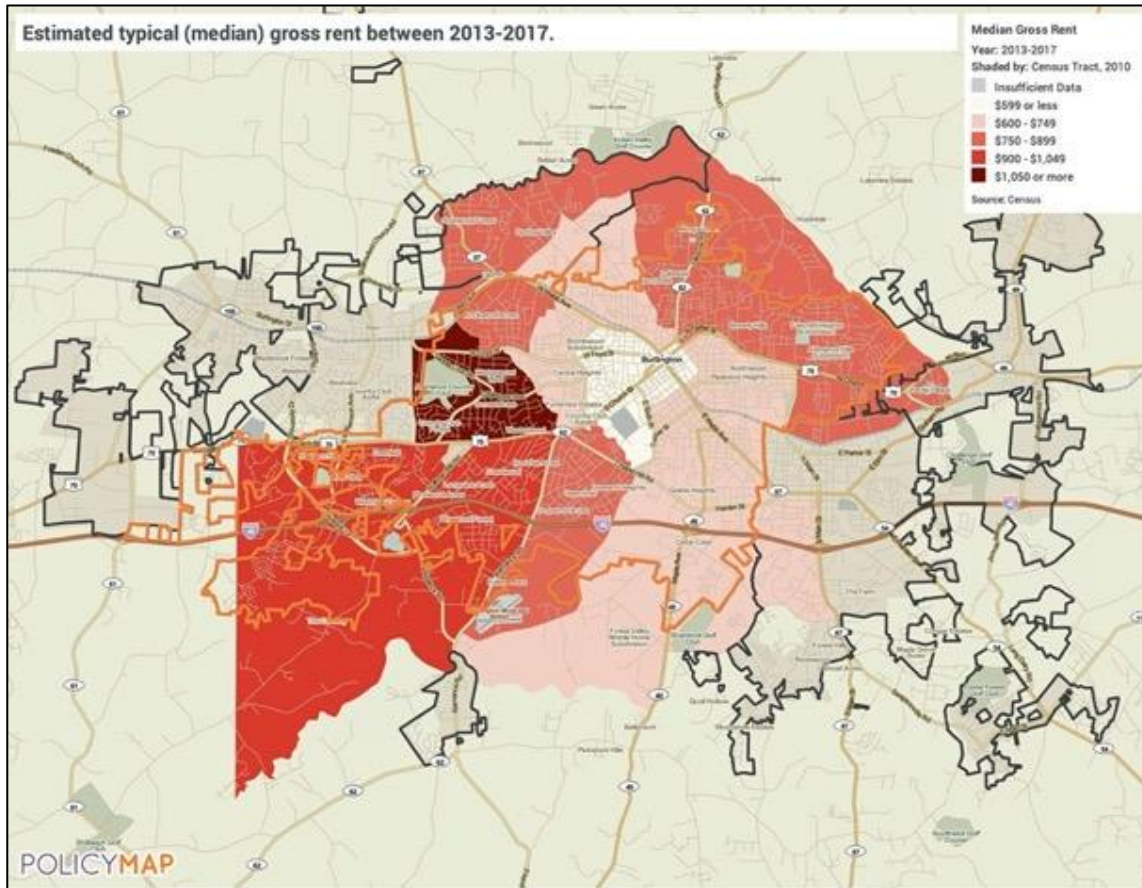
Housing Affordability

% Units affordable to Households earning	Number of Renter Units	Number of Owner Units
30% HAMFI	600	No Data
50% HAMFI	2,225	940
80% HAMFI	6,115	3,210
100% HAMFI	No Data	4,650
Total	8,940	8,800

Table 30 - Housing Affordability

Data Source: 2011-2015 CHAS

Housing Affordability

According to the most recent data available, there are only 600 rental units that are affordable to extremely low-income households. As shown in Needs Assessment Table 2, there are over 2,600 extremely low-income households in the City. The affordable housing supply increases by three times for renters who are very low income, but less than 1,000 owner occupied units are available for very low-income households.

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$561	$637	$812	$1,071	$1,248
High HOME Rent	$561	$637	$812	$991	$1,086
Low HOME Rent	$513	$550	$660	$761	$850

Table 31 – Monthly Rent

Alternate Data Source Name:
HUD 2019 FMR and HOME Rents

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county. HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Is there sufficient housing for households at all income levels?

In Burlington, there is a lack of affordable housing for nearly all income levels based on the NA-10 CHAS data. Of particular concern are households who earn less than $25,000. There are over 2,000 fewer affordable units than households. The actual situation for lower income households is potentially worse than the data indicates. According to a report *The Gap, A Shortage of Affordable Homes,* published in March 2017 by the National Low Income Housing Coalition, the Coalition reports that "the shortage of affordable housing turns into a surplus further up the income ladder, giving higher income households a broader range of affordable housing options." Higher income households often occupy homes that are significantly below their affordability level and remove that housing from the market.

While households that earn less than $25,000 lack affordable housing units, in the income category $25,000 to $49,999 there is a surplus of over 4,600 units. Affordable housing activities such as rental assistance can help very-low income households afford these housing units.

Median Household Income	Number of Households	Affordable Rent Rate	Occupied Gross Rent	Affordable Home Value	Occupied Home Values	Total Units	Difference
Less than $25,000	7,159	Less than $625	3,047	Less than $75,000	1,866	4,913	-2,246
$25,000 to $49,999	6,293	$625 to $1,250	6,124	$75,000 to $150,000	4,855	10,979	4,686
$50,000 to $74,999	3,374	$1,250 to $1,875	451	$150,000 to $225,000	2,544	2,995	-379
$75,000 to $99,999	2,104	$1,875 to $2,500	151	$225,000 to $300,000	853	1,004	-1,100
$100,000 or More	2,861	$2,500 or More	82	$300,000 or More	1,256	1,338	-1,523
Total	*21,791*	*(x)*	*9,855*	*(x)*	*11,374*	*21,229*	*-562*

ACS 2013-2017 B25061, B25063, B25075

How is affordability of housing likely to change considering changes to home values and/or rents?

As noted in the above analysis, from 2000 to 2017, median home values and rents both increased. The continued high price of both owner-occupied and rental housing reduces the ability of low-income households to find affordable housing. In addition, there are a high number of owner-occupied and renter-occupied households that are cost burdened. If housing unit construction and rehabilitation cannot keep up with those that go off the market, then the affordable housing issue will continue to increase.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the 2013-2017, in 2017 the median contract rent in Burlington is $776. That level of rent is below the Fair Market Rent and High HOME Rent for a 2-bedroom unit and between the Low HOME Rent for 3-bedroom and 4-bedroom units. With an FMR of $812 for a 2-bedroom unit a household must earn approximately $2,700 per month to avoid being cost burdened (spending more than 30% of income on housing costs). Assuming a 40-hour work week, 52 weeks per year, without taking any time off, this translates into a minimum "Affordable Housing Wage" of $15.58/hour. As it relates to very-low income households, this means that two people working full time making minimum wage could not afford a 2-bedroom apartment in Burlington at the fair market rate. Being aware of the fair market rents and available housing is important in order to address affordability issues and allocate funding in the City.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps in this section provide details on the condition of housing units throughout the City by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

1) a home which lacks complete or adequate kitchen facilities
2) a home which lacks complete or adequate plumbing facilities
3) a home which is overcrowded (having more than one person per room)
4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

Definitions

For the purposes of this plan, units are considered to be in "standard condition" when the unit is in compliance with the local building code, which is based on the International Building Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis the lack of a complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are considered to be in "substandard condition but suitable for rehabilitation" when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	**%**	**Number**	**%**
With one selected Condition	2,661	23.4%	4,637	44.5%
With two selected Conditions	54	0.5%	252	2.4%
With three selected Conditions	0	0.0%	42	0.4%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	8,659	76.1%	5,486	52.7%
Total	11,374	100%	10,417	100%

Table 32 - Condition of Units

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition in Burlington. Nearly 25% percent of all owner-occupied housing units face at least one housing condition while over 45% of all renters have at least one housing condition. Generally speaking, there are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, it is clear that the overwhelming majority of housing problems are housing cost burden.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	**%**	**Number**	**%**
2000 or later	1,970	17.3%	2,099	20.2%
1980-1999	2,387	21.0%	2,441	23.4%
1950-1979	5,689	50.0%	4,410	42.3%
Before 1950	1,328	11.7%	1,467	14.1%
Total	*11,374*	*100%*	*10,417*	*100%f*

Table 33 – Year Unit Built

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Year Unit Built

In Burlington, a fairly large part of the housing stock was built after 1980. Due to the use of lead-based paint in homes built prior to 1978, the number of homes built prior to 1980 is an approximation of the number of homes with a Lead-Based Paint Hazard. There are over 7,000 owner occupied units and nearly 6,000 renter-occupied units that may have lead-based paint. When addressing rehabilitation or other needs for these units it is important to take into account potential lead-based paint remediation.

Age of Housing

Homes built prior to 1940 are primarily found in the central part of Burlington. In those tracts over 20% of the homes are nearly 80 years old or older. Older homes are much less common outside of that area with less than 5% of the housing stock.

Source: 2013-2017 American Community Survey 5-Year Estimates

Estimated percent of all housing units built in 1939 or before, as of 2013-2017.
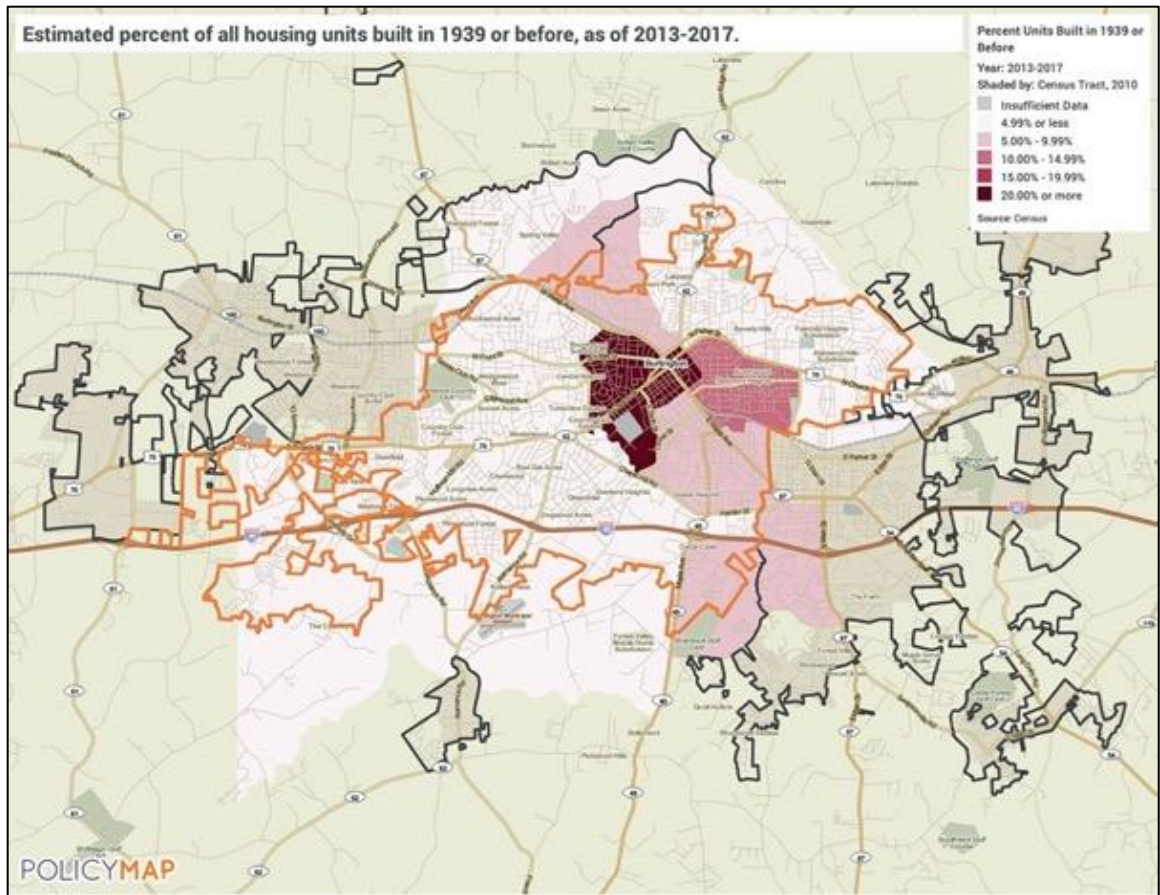
The City of Burlington exhibits a traditional suburbanization pattern (a shift from urban areas into the suburbs). The prevalence of homes built prior to 1980 is higher in central areas and becomes lower as tracts spread out from the City center. In the most recent developed areas in the southwest less than 35% of the housing stock is at risk of lead-based paint hazard, or half the central tract levels of 80%.

Estimated percent of all housing units built in 1979 or before, as of 2013-2017.
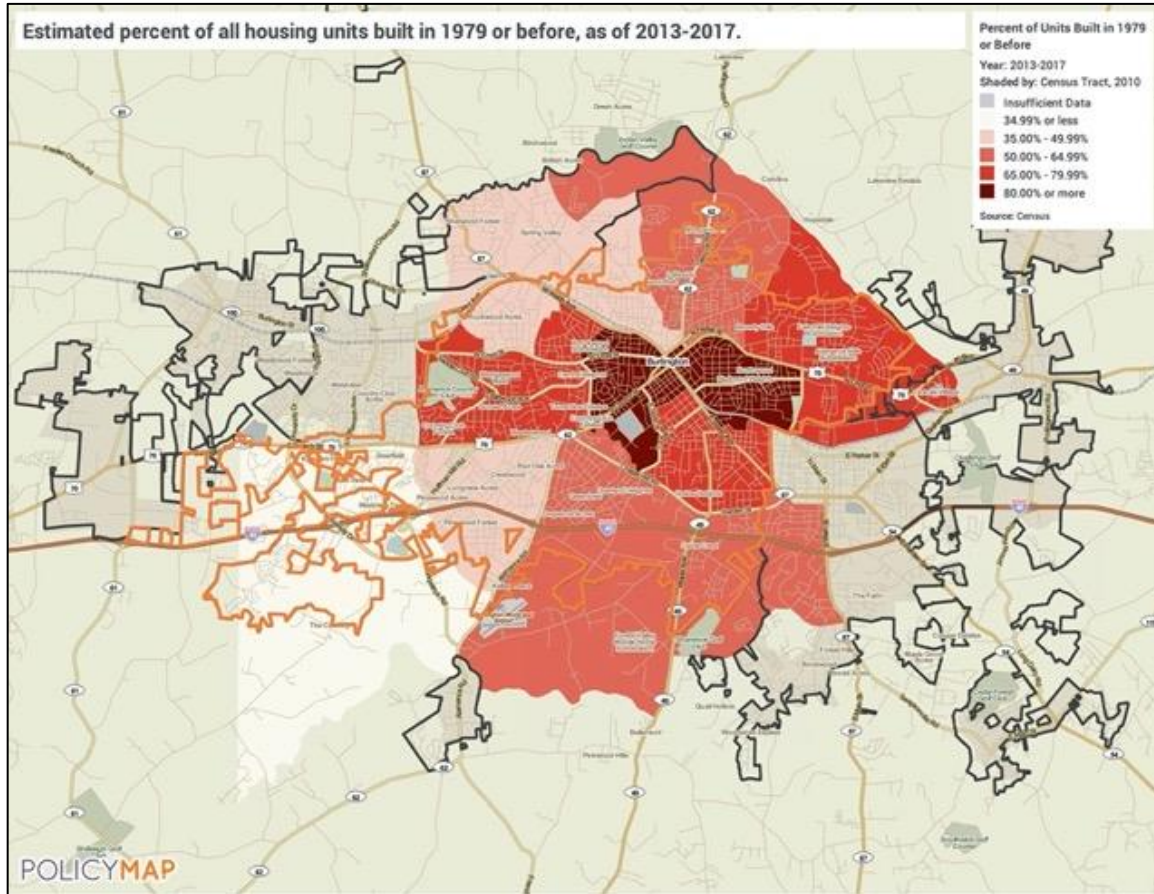
Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	**%**	**Number**	**%**
Total Number of Units Built Before 1980	7,035	62.3%	6,340	61.4%
Housing Units build before 1980 with children present	490	3%	1,035	4%

Table 34 – Risk of Lead-Based Paint

Data Source: 2012-2016 CHAS (Units with Children present)

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. According to the available CHAS data, there are 13,375 units built prior to 1980.

Vacancy Rate

The map below shows the average housing vacancy rates throughout the City. According to the 2013-2017 ACS, the vacancy rate citywide was 11%. There is not a strong geographic pattern for vacancy rate. One tract (Census Tract 37001020200) has a vacancy rate over 17%, which is significantly higher than the rate in other parts of the City.

Source: 2013-2017 American Community Survey 5-Year Estimates

Estimated percent of housing units that were vacant in 2013-2017.
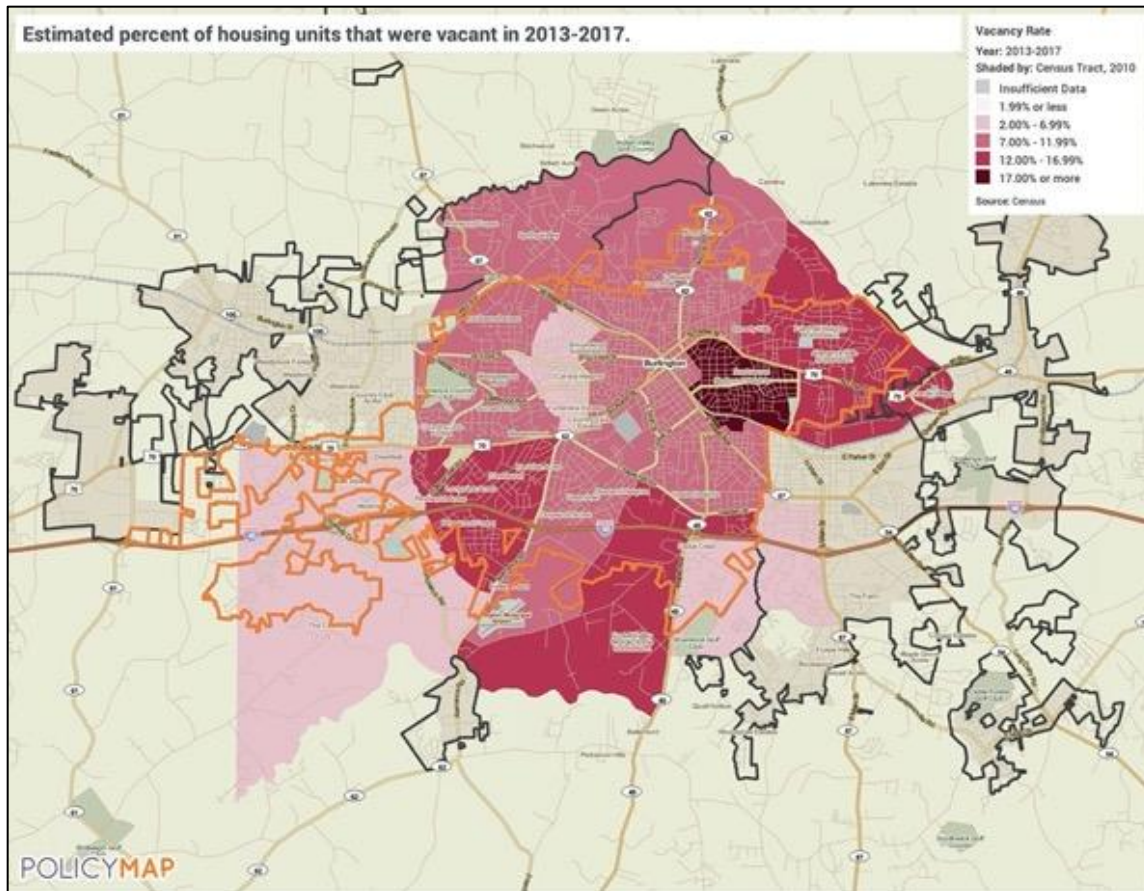
Need for Owner and Rental Rehabilitation

Based on the analysis of data and public input, the City's need for owner and rental rehabilitation are based on the older age of a significant portion of both the rental and owner housing stock, the high number of owner and renter units at risk for lead exposure and occupied by families with children, and the high number of renter and owner units identified as having one or more substandard conditions.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with Lead -Based Paint (LBP) Hazards

Specific data is not available that identifies LMI households with LBP hazards. For the purpose of this report, it is estimated that 75% of homes built prior to 1980 are LMI. Therefore, using ACS data it is estimated that 9,670 housing units are occupied by LMI families with LBP hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City is served by two public housing authorities: The Burlington Housing Authority (BHA) and the Graham Housing Authority (GHA).

Established in 1967, the BHA has worked for decades to provide safe and affordable housing for families, seniors and residents with disabilities. BHA oversees both public housing and project based rental assistance to assist low- and moderate-income residents.

The Graham Housing Authority (GHA) was established in 1969 and operates public housing, including housing reserved for the elderly and the HCV program.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	540	1,005	0	0	0	250	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing (PHA) developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HUD provides physical inspection scores for PHA developments across the country. The physical condition scoring process is based on three elements within the property, which are:

1. Inspectable areas: site, building exterior, building system, common areas and dwelling units;
2. Inspectable items: walls, kitchens, bathrooms and other things to be inspected in the inspectable area;
3. Observed deficiencies.

A score of 55 or below means that the property is in poor condition, and properties in excellent condition have a score of 90 and over.

Location	Score
124 N Ireland Street	65
1 Perry Circle	71
910 Lowell Avenue	66
CRESTVIEW GROUP HOME	95
ARC/HDS ALAMANCE COUNTY GROUP HOME #14	94
CAC of Alamance County #2	93
Ethan Pointe	96
ARC/HDS ALAMANCE CO GH #8	98
LAKESIDE APARTMENTS	98
ARC/HDS ALAMANCE COUNTY APTS.	95
ARC/HDS ALAMANCE CO APARTMENTS #2	85
ARC Alamance Apartments #3	95
The Chase Apartments	85
WOODRIDGE APARTMENTS	94
WILLOWS, THE	99

TUCKER STREET APARTMENTS	91
CAC OF ALAMANCE CO.	78
ARC/HDS ALAMANCE COUNTY GH #2	99
SPENCER BROWN THOMAS HOMES	96
RTSA Crestview Group Home #2	96
BEAUMONT AVENUE APARTMENTS	76
ALAMANCE PLAZA	80
BURLINGTON HOMES	97
CRESTVIEW GROUP HOME	95

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

According to the most recent scores, there are no developments in Burlington rated as in poor condition. However, there are several locations with relatively low scores that may be in need of revitalization and restoration. The properties at 124 N Ireland, 1 Perry Street, 910 Lowell, and Beaumont Avenue Apartments all have scores under 80.

The BHA is currently in the Rental Assistance Demonstration (RAD) process and will be upgrading the PHA's whole portfolio. RAD is a voluntary program of HUD which seeks to preserve public housing by providing PHAs with access to more stable funding through Section 8 project-based vouchers (PBV) or Section 8 project-based rental assistance (PBRA) to make needed rehab or repairs to its properties.

Describe the public housing agency's strategy for improving the living environment of low-and moderate-income families residing in public housing:

The Burlington Housing Authority plans on continuing to provide support for residents in need through its public housing and housing choice voucher (HCV) programs. These programs have proven themselves to be successful at assisting households that are low-income and housing cost-burdened, and the BHA will continue to dedicate resources to these programs. Over 1,500 low-income households have been supported by the BHA and the resources provided are incredibly valuable to all members of the community.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Burlington maintains a relationship with the Allied Churches of Alamance County and the Alamance Housing Committee (AHC) to address homelessness with CDBG activities. The AHC works with the NC Balance of State Continuum of Care to apply for ESG funds, develop performance standards, and evaluate outcomes.

The data below is the summary of all beds reported in by the Balance of State Continuum of Care in the 2018 report.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,081	0	239	1,625	0
Households with Only Adults	1,445	0	327	952	0
Chronically Homeless Households	0	0	0	1,668	0
Veterans	36	0	0	277	0
Unaccompanied Youth	43	0	0	70	0

Table 36 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Continuum of Care is lead by Family Abuse Services of Alamance County (FASAC) and is the community leader for homelessness-related services. FASAC is the Coordinated Assessment lead and isl the central point for referrals in the region.

In Burlington, ACAC provides shelter, food, and access to clothing and other material goods, as well as specialized services and individualized support to enable the individuals and families that seek our assistance to become self-sufficient. Residents also have access to a mailing address, local phone and message services, and storage lockers. ACAC operates a Drop-In Center that provides phone and computer access, assistance with job searches and writing resumes, and referrals for employment and housing,

food, health services, and other needs. ACAC partners with Alamance Community College and Elon University to offer tutoring and classes that improve school results and increases job skills

As mentioned above, Coordinated Assessment and coordination of services is handled by Family Abuse Services of Alamance County. The Point-in-Time Count lead is Christian Help Center, by which the PIT survey helps to inform the City of the homeless population and where there may be gaps in services for the homeless.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Homeless populations seeking shelter can access various facilities in the City of Burlington, including emergency shelters, transitional housing facilities, and permanent supportive housing facilities.

Residential Treatment Services of Alamance has several programs to meet the needs of chronically homeless substance abusers or those dealing with mental illness. The center offers detoxification, facility-based crisis services, and residential services to target groups at three locations. Residential Treatment Services also owns and operates a thrift store, Trollinger Treasures, which provides income for the program as well as job training for some of its clients.

Family Abuse Services of Burlington offers supportive services to victims of domestic abuse, including transitional housing. Transitional housing allows stays of up to 24 months, with multiple unit sizes available. There are four units available. The agency offers supportive services for homeless abused women and their children. Residents of the transitional housing facility have special needs that would not be met during their tenancy in an emergency shelter.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the:

- the elderly and frail elderly,
- those with HIV/AIDS and their families,
- those with alcohol and/or drug addiction,
- and the mentally or physically disabled.

This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, the have many of the same issues as the general population with the added needs that are unique to their situation. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family.

Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities.

The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

While in North Carolina regulations requiring supportive housing services for discharged patients are not established, stakeholders interviewed cited ongoing discussions aimed at increasing communication and coordination between the City, housing providers, social service providers, and case management agencies. The City will continue participating in the Coordinated Assessment led by Family Abuse Services of Alamance County. Coordinated Assessment will be conducted to improve collaboration between service providers and design a supportive service structure to address this goal.

Currently, wraparound services are available through ACAC, which addresses special needs populations as well as homeless persons. ACAC has agreements with Triumph, Pride of NC, Easter Seals of NC, and United Health Care. These agencies can provide supportive services for persons emerging from homelessness. Residents are also actively referred to Residential Treatment Services of Alamance (RTSA), Family Abuse Services, and Piedmont Rescue Mission.

Residential Treatment Services of Alamance (RTSA) provides eight (8) emergency or crisis beds for homeless and non-homeless substance abusers or the mentally ill. The agency will continue to counsel substance abusers at Allied Churches emergency shelter. The agency has been operating the facility, comprised of six bedrooms and shared communal space, as a home for chronic substance abusers, the majority of whom have a history of homelessness and may also be living with a mental illness or other disability.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

To address the housing and supportive service needs in the community, the City has made it a goal to serve this population in the Strategic Plan. The goal is:

2A. Provide Supportive Services for Special Needs

The special needs community in the City has been identified as those who are elderly, persons with a disability, persons with alcohol or drug addiction, persons who are victims of domestic violence, persons at risk of becoming homeless or experiencing homelessness and persons living with HIV/AIDS. Supportive

services help to improve the quality of life for the special needs population and work to keep them from being homeless. The City has traditionally given a portion of alcohol sales tax to these groups quarterly.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

The City of Burlington continues to work to eliminate barriers that may limit the production or feasibility of affordable housing. However, the City's housing market presents significant impediments to development of an adequate supply of affordable housing for low to moderate-income people. Wage stagnation coupled with rising construction costs has created a significant barrier to affordable housing. The City's Analysis of Impediments (AI) to Fair Housing Choice (2020) examined a number of areas in which barriers to the development of affordable housing might exist. Barriers identified in the AI and over the course of the outreach for the development of this Consolidated Plan, include:

- The city Has an Older Supply of Housing.

- There Is a Jobs to Housing Imbalance.

- There Is a Need to Increase Fair Housing Awareness.

- Low Household Incomes and Poverty Necessitate a Higher Share of Income Needed for Housing.

- A Majority of Renters Are Cost Burdened.

- There Is an Insufficient Supply of Safe, Decent, and Affordable Housing for Low- to Moderate Income households.

- The Cost of New Housing and the Limited Developer Incentives to Stimulate Affordable Housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides insight into the economic development landscape of the City. Included in this section is a look at the specific industries that are prevalent within the City, as well as indicators such as commute times, unemployment, and educational attainment.

Economic Development Market Analysis

Business Activity

	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	107	19	0	0	0
Arts, Entertainment, Accommodations	2,709	5,449	11	15	4
Construction	1,557	736	6	2	-4
Education and Health Care Services	5,798	11,799	24	33	9
Finance, Insurance, and Real Estate	1,050	1,474	4	4	0
Information	259	414	1	1	0
Manufacturing	4,661	3,811	19	11	-8
Other Services	1,176	637	5	2	-3
Professional, Scientific, Management Services	2,315	2,729	9	8	-1
Public Administration	709	847	3	2	-1
Retail Trade	3,150	5,805	13	16	3
Transportation and Warehousing	726	354	3	1	-2
Wholesale Trade	424	1,712	2	5	3
Total	24,641	35,786	--	--	--

Table 37 - Business Activity

Alternate Data Source Name:
2013-2017 ACS (Workers), 2017 LEHD (Jobs)

Labor Force

Total Population in the Civilian Labor Force	26,559
Civilian Employed Population 16 years and over	24,641
Unemployment Rate	7.2%
Unemployment Rate for Ages 16-24	19.3%
Unemployment Rate for Ages 25-65	5.7%

Table 38 - Labor Force

Alternate Data Source Name:

2013-2017 ACS 5-Yr Estimates

Unemployment

Using the unemployment data from the 2013-2017 ACS, Citywide the unemployment rate is 7.2% for all persons in the civilian workforce. Approximately 19.3% of persons between the ages of 16 and 24 are unemployed. The map below shows the distribution of unemployed persons throughout the City. The rate varied substantially between tracts, including one area with a relatively low rate of 2.5% or less.

Source: 2013-2017 American Community Survey 5-Year Estimates

Estimated percent of people age 16 years or older who were unemployed between 2013-2017.
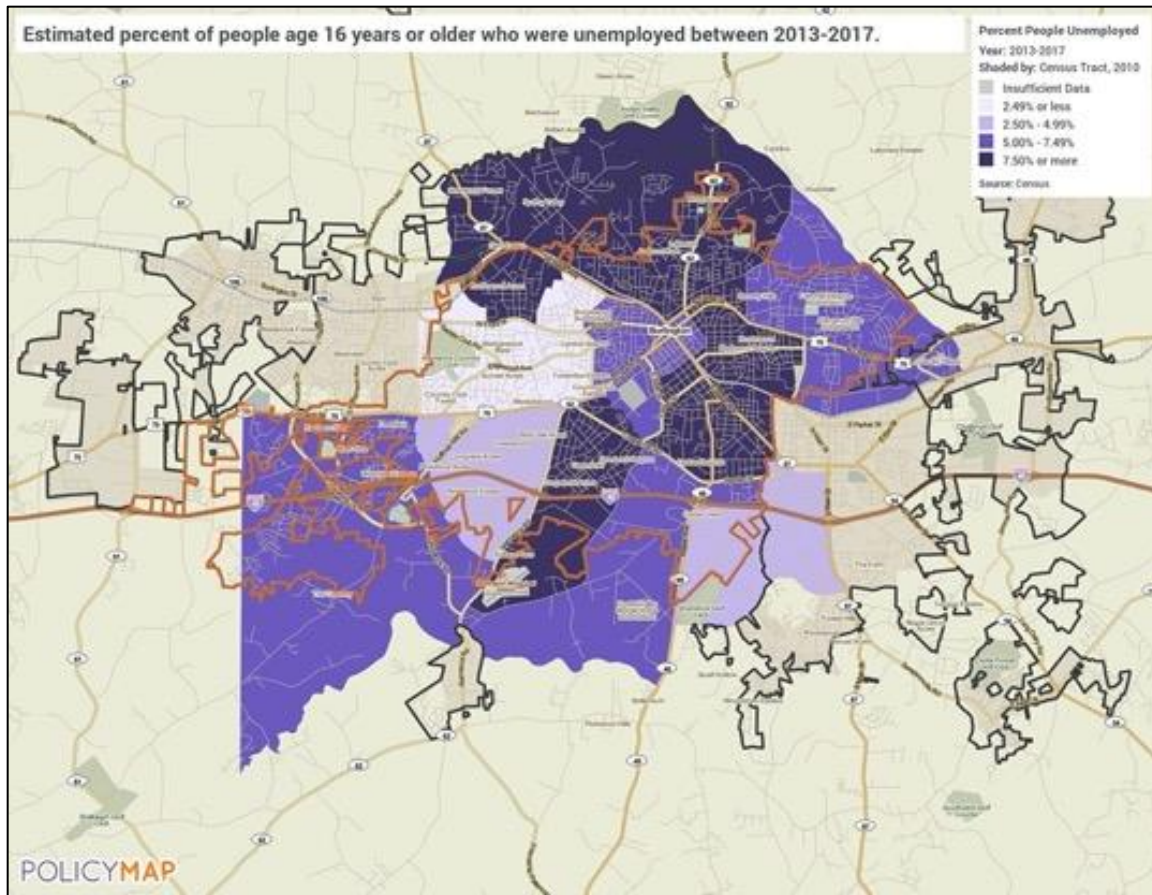
Occupations by Sector	Number of People
Management, business and financial	2,839
Farming, fisheries and forestry occupations	69
Service	4,844
Sales and office	5,477
Construction, extraction, maintenance and repair	2,162
Production, transportation and material moving	4,895

Table 39 - Occupations by Sector

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Occupations by Sector

According to the 2013-2017 ACS data, the largest employment sector in Burlington is the Sales and Office sector with 5,477 people. The second and third largest sector are Service and Production, Transportation, and Material moving with 4,844 and 4,895, respectively.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,840	79.1%
30-59 Minutes	3,926	16.5%
60 or More Minutes	1,043	4.4%
Total	*23,809*	*100%*

Table 40 - Travel Time

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Commute Travel Time

Long commutes are not a significant issue for most residents of Burlington. Approximately 80% of all persons commuting to work have a commute of less than 30 minutes each way. Only 4.4% have a commute that is an hour or longer. There are no clear areas of the City where residents have a greater chance of spending an hour or more commuting.

Source: 2013-2017 American Community Survey 5-Year Estimates

Estimated percent of workers with a work commute of more than an hour in 2013-2017.
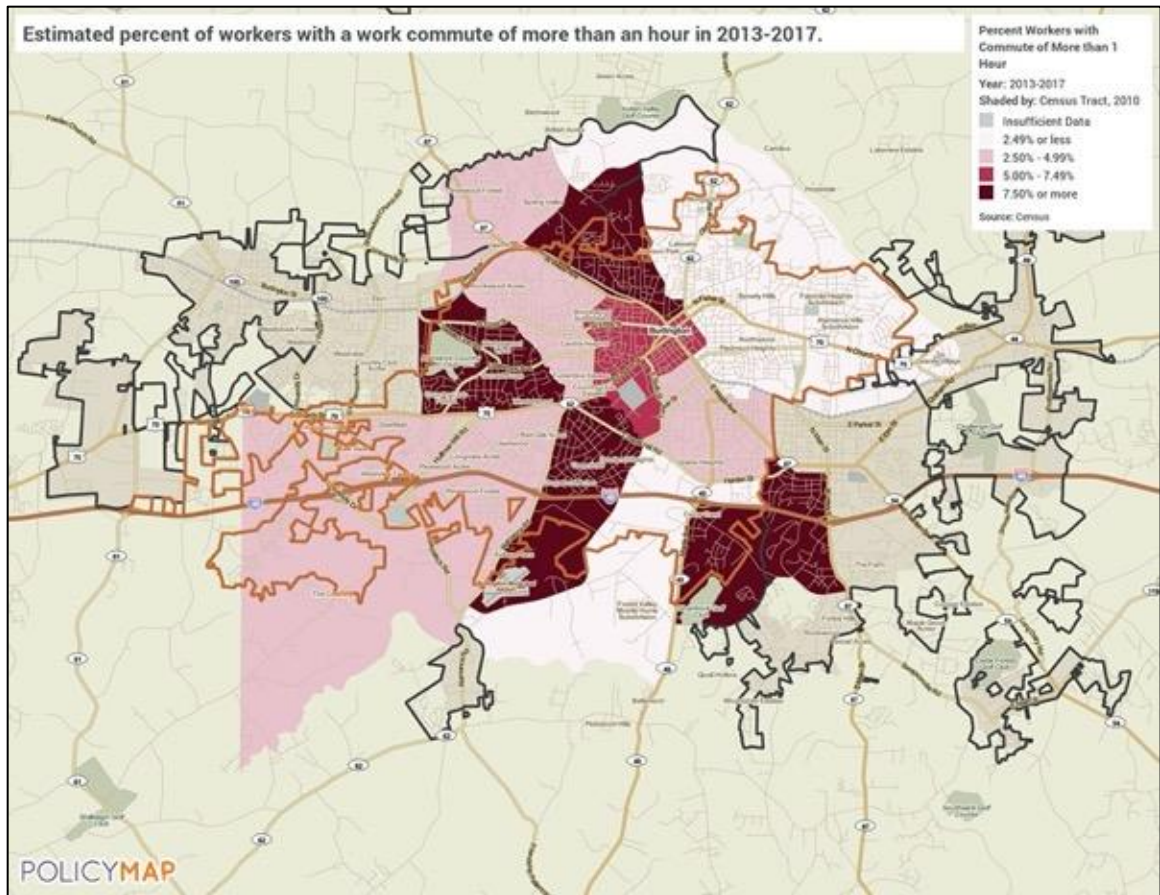
Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,121	483	1,637
High school graduate (includes equivalency)	5,104	485	1,656
Some college or Associate's degree	6,581	416	1,740
Bachelor's degree or higher	5,212	206	1,036

Table 41 - Educational Attainment by Employment Status

Alternate Data Source Name:

2013-2017 ACS 5-Yr Estimates

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	214	435	719	858	864
9th to 12th grade, no diploma	696	739	644	1,688	799
High school graduate, GED, or alternative	1,330	2,154	1,120	3,864	2,621
Some college, no degree	1,822	1,867	1,670	2,987	2,085
Associate degree	226	480	541	1,114	660
Bachelor's degree	360	1,506	715	2,095	1,310
Graduate or professional degree	0	585	417	1,117	696

Table 42 - Educational Attainment by Age

Alternate Data Source Name:

2013-2017 ACS 5-Yr Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$21,841
High school graduate (includes equivalency)	$24,877
Some college or Associate's degree	$29,182
Bachelor's degree	$40,785
Graduate or professional degree	$48,929

Table 43 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Median Earnings by Educational Attainment

Not surprisingly, the median earnings of individuals in the City are closely tied to educational attainment. Average median earnings increase as individuals attain higher education. A person with a bachelor's degree generally earns approximately $20,000 more than of a person without a high school degree. A person with a graduate or professional degree can expect to earn twice that of somebody with only a high school degree.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

In Burlington, The Education and Health Care Services sector, which includes the school system and the hospital, has the largest number of employees, making up 24%. The Manufacturing sector employs the second largest number of employees and makes up 19% of the workers. LabCorp headquartered in Burlington, employs many top paid workers living in and around the City.

Describe the workforce and infrastructure needs of the business community:

Burlington's economic development strategies and policies are currently conceived and implemented on a more regional level through Alamance County and the Piedmont Triad Regional Council. The Comprehensive Plan lays out strategic visions to promote 21st Century job growth in professional, scientific and technical services. The City also needs to increase local small business, tourism, and industrial opportunities.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Four goals were identified in the regional Comprehensive Economic Development Strategy (CEDS) that may have an economic impact on the City and the Region.

Goal 1: Build on the Region's Competitive Advantage and Leverage the Marketplace

1. Implement collaborative economic development initiatives to efficiently leverage resources for global competition in rural and urban areas.
    a. Support and foster new regional partnerships for inter-jurisdictional industrial and business districts.
    b. Collaborate with regional partners to improve urban to rural market connections.
    c. Develop opportunities to retool current and former manufacturing operations into green industry component manufacturer's for wind, solar, and biomass technologies
2. Develop talent capacity for regional clusters through education, mentoring, and internship programs.
    a. Explore creative introductory educational programs in K-12 for teachers, parents and students in hospitality/tourism, robotics, coding and computer science, and manufacturing.
3. Support economic innovation throughout the region.
    a. Market the region as a location for new, and expanding business headquarters and manufacturing.
    b. Improve access to capital (angel, venture, and loan programs) for all types of businesses large and small.
    c. Support the establishment of business and agriculture incubators that work with existing industries for technological innovations.

Goal 2: Establish and Maintain a Robust Regional Infrastructure

1. Seek local government accommodation for the development and redevelopment of shovel ready industrial sites.
    a. Develop an inventory of potential industrial sites and catalog with an easily accessed map.
    b. Ensure that proper zoning, special use permits, watershed regulations, and any other barriers are identified.
    c. Promote and fund a regional brownfields program and inventory throughout the region.
2. Collaborate inter-jurisdictionally for site development and partnerships with businesses, industrial parks, public-private partnerships, and other related nonprofits.
    a. Identify the infrastructure needs of potential sites and whether needs can be met by neighboring jurisdictions.
    b. Discuss cost sharing and tax revenue sharing possibilities between municipalities.
    c. Utilize New Market Tax Credits and Historic Preservation Tax Credits to assist in financing projects in lower income areas.

Goal 3: Create Vibrant, Healthy, and Resilient Communities

1. Enhancing the vitality of the region's downtowns as healthy commercial and social centers of the community.
   a. Promote functional, efficient, and aesthetically pleasing design that supports economic, environmental, and social interests.
   b. Promote flexible land use policies and regulations allowing higher densities and wider mixture of uses in redevelopment areas and town centers
   c. Develop regional approaches to leverage reinvestment by commercial property owners, especially absentee landlords, and private investment.

Goal 4: Develop Talented and Innovative People

1. Launch regional sector (or industry) workforce initiatives designed to align training and educational options to the skill demands for critical, in-demand occupations
   a. Design, deploy, and consolidate regional initiatives and organizations to align job skill requirements with training curriculum and programs
   b. Expand awareness and access to online degree completion or other online job training programs.
2. Address the unique challenges of adult workers seeking career transition.
   a. Help veterans and service personnel exiting the military find jobs in the Piedmont Triad, especially those with in-demand technical skills.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Burlington participates in a regional CEDS that has identified aligning educational options with needed skills as a top priority. This includes the manufacturing field, transportation, technology, and other in-demand industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Alamance County JobLink Career Center, Alamance County Economic Development, the City Economic Development Department and Alamance Community College are the major economic development organizations that provide resources to Burlington residents. The JobLink Career Center offers free career assessments, a career resource library, job search help, placement assistance, resume preparation, and employment testing. The Career Center also refers clients to community colleges and other training and education institutions based on the career needs of each individual client. This supports the goal of increased coordination outlined later in this Consolidated Plan.

Alamance Community College offers a wide range of workforce training initiatives designed to integrate with the rapidly growing life sciences and advanced manufacturing industries. The Career Services Office in Burlington provides career information, guidance, assessment testing, and vacancy information for Alamance Community College students and graduates. Additional services include an annual on-campus

job fair where local and regional employers are invited to recruit students, workshops on topics such as resume writing and interview tips, and a list of web sites related to career planning and employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Piedmont Triad Regional Council identified four goals with a variety of development initiatives that could potentially work in coordination with the Consolidated Plan.

Dream It, Do It Initiative: Assists connect local manufacturers, schools, community colleges, community-based organizations, and other stakeholders. This program works to change the perception of the industry to inspire younger workers to pursue a career in manufacturing. It recognizes that manufacturing has changed substantially over the last generation and now requires advanced technology and state of the art facilities.

Collaborative Development Initiatives: Efficiently leverage resources for global competition in rural and urban areas of the region.

NC Smart Fleet Initiative: Support for alternative fuels and clean transportation technology.

Regional Workforce Initiative: Designed to align training and educational options to the skill demands for critical, in-demand occupations

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Within the City, 0.2% of occupied units lack complete plumbing, 1.0% occupied units lack complete kitchen facilities, 3.0% are overcrowded, and 35.7% are cost burdened.

Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the City average. For this analysis, "substantially higher" means a lack of complete plumbing over 10.2%, a lack of complete kitchen facilities over 11%, overcrowding over 13.0%, or cost burden over 45.7%.

There are no areas in the City of Burlington with concentrated housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes, there are several areas with a concentration of racial minorities, ethnic minorities, or low-income families. For the purposes of this analysis a "concentration" is any census tract where the minority population makes up 10% more than the citywide average or is low-income.

Black Households: In Burlington, 29.2% of the population is Black, non-Hispanic. There is one tract with a concentration (greater than 39.22%) of Black households. This tract is located in the northern part of the City.

- 204 – 59.7%

Hispanic Households: Approximately 17.6% of the City's households are Hispanic. There are two tracts with a concentration (greater than 27.6%) of Hispanic Households. These tracts are in the northeastern part of the City

- 202 – 31.4%
- 203 – 41.9%

Low-Income Households: The Median Household Income in the City is $39,344. Any household making 80% or less ($31,475) is considered "low-income" concentration. (The ACS doesn't break down MHI by household size, however the ACS reports that the average household size was 2.4 persons). There are four tracts that are LMI concentrations.

- 210 - $21,762

- 208.02 - $24,219
- 202 - $27,404
- 201 - $29,622

What are the characteristics of the market in these areas/neighborhoods?

There is significant impact overlap between the tracts with a high minority population and large LMI population. The housing stock in this area tends to be older, which may indicate an increased lead-based paint hazard risk. This area also has a high number of households with housing problems. Homes in this area are primarily single-family detached structures.

Are there any community assets in these areas/neighborhoods?

These neighborhoods have been developed longer than other areas of the City. As such, the community assets are more established. This includes local businesses, public libraries, greenspace, employment centers, and a variety of social services. Other community assets are established neighborhood watch groups and churches such as the Morrowtown/Tucker Street Apartments/Elon/Congregational partnership are becoming more active in the community and meet regularly.

Are there other strategic opportunities in any of these areas?

There are significant strategic opportunities in this area. Due to the centralized location these neighborhoods are commuter-friendly with access to a variety of amenities. This area includes easy access to roads leading out of town for neighboring cities and can act as a conduit for coordination with other jurisdictions. Most residents have access to Link Transit in this area. In addition to transportation opportunities, there are opportunities for redevelopment and economic growth. Specific redevelopment activities consist of public facilities and infrastructure improvements to streets, sidewalks, playgrounds, water and sewer lines, flood and drainage improvements. Public facilities that will receive improvements are North Park Restrooms and City Park. Economic opportunities in the area involve small business assistance and providing training to persons on welfare to enable them to qualify for jobs created by CDBG-assisted activities. Detailed public improvements and economic development activities are detailed in the Annual Action Plan projects AP-35.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Burlington does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, to include LMI areas. The average Burlington household has three (3) options for broadband-quality Internet service; however, an estimated seven percent (7%) of locals still don't have access to more than one provider and may have to rely on low-grade wireless.
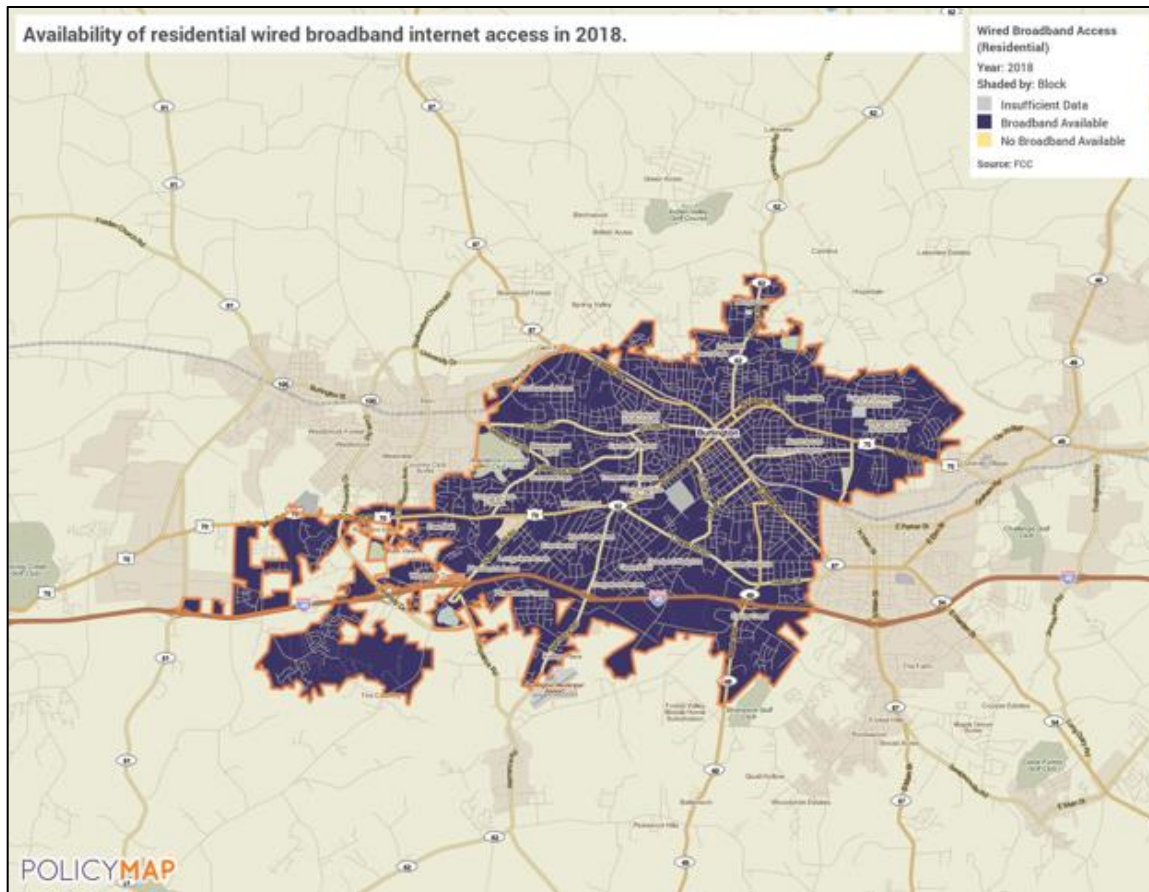
The map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows four major infrastructure options within Burlington: cable, DSL, fiber and fixed wireless.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Burlington has a total of seven (7) Internet providers offering residential service. Spectrum and AT&T (DSL) are the strongest providers in Burlington so far as coverage. The average Burlington household has three (3) options for broadband-quality Internet service. These providers frequently overlap around the city:

Spectrum (Cable)

AT&T Internet (DSL and Fiber)

CenturyLink (DSL)

Earthlink (DSL and Fiber)

King Street Wireless (Fixed Wireless)

Viasat Internet (formerly Exede)(Satellite)

HughesNet (Satellite)

The following map shows the number of broadband service providers by census tract. Most of the city has at least three options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

OMB Control No: 2506-0117 (exp. 06/30/2018)

Number of residential wired internet providers with download speeds above 3 Mbps in 2018.
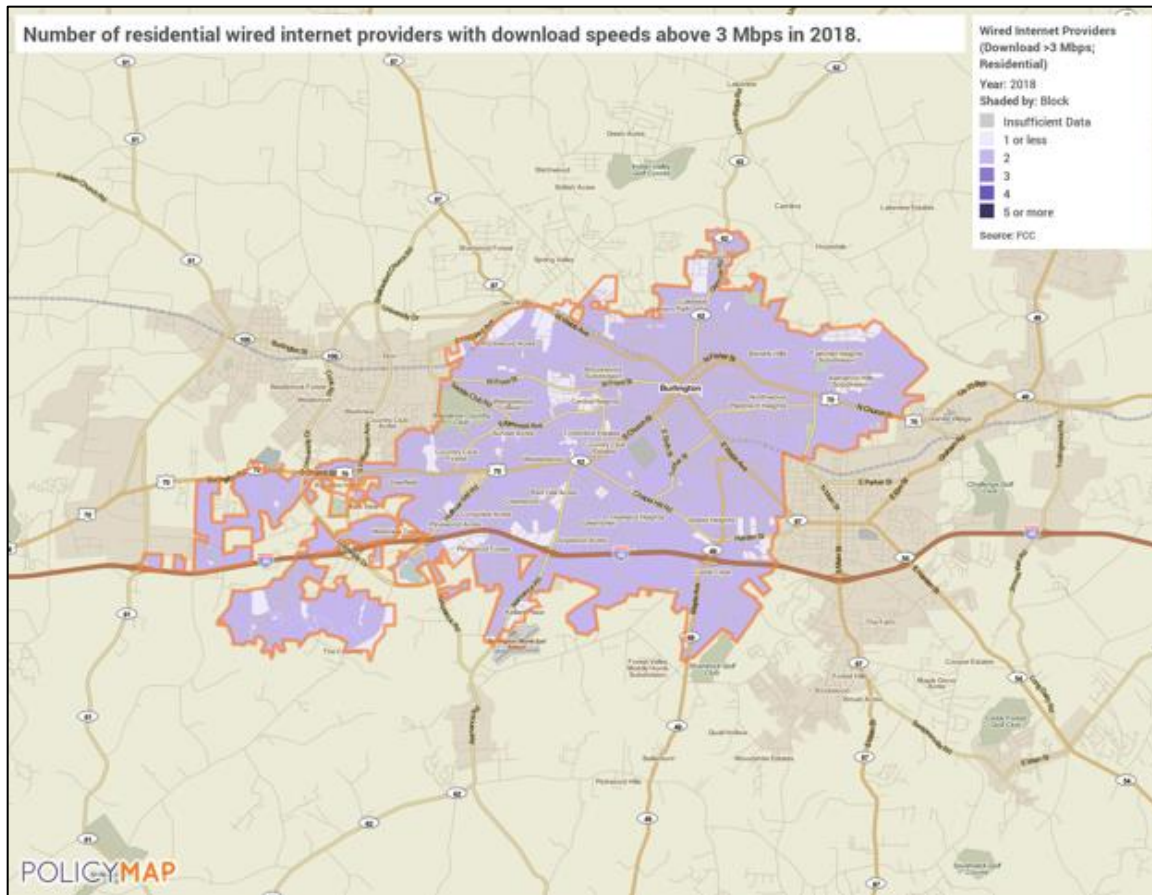
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Burlington has historically been prone to various natural hazard events including flooding, hail, thunderstorm winds, extreme cold and winter weather, drought and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. The City is not located near the coast, but it is still impacted by secondary effects. According to ACAC the homeless shelter becomes inundated with people seeking assistance from coastal areas during storms.

By the middle of the century the average summer temperature is expected to rise four degrees, according to the U.N. World Meteorological Organization. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity will lead to people moving from the coast. An increase of people into the City may drive up housing costs, reduce the availability of jobs, and tax resources.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The City of Burlington strives to inform and prepare the general public for multi-hazard mitigation There are online venues (including the city website and social media pages, Alamance County website and social media pages, and the NC VOAD website which includes the NC Emergency Management Twitter feed) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community. See link: https://www.ncvoad.org/cms/

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan explains how the priority needs identified in this Plan translate to goals and objectives, and how the City of Burlington will strive to address them given expected resources and challenges. The Strategic Plan includes broad strategies to advance goals related to improving public facilities and infrastructure, economic development and public services that will improve the quality of life of Burlington's residents.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 44 - Geographic Priority Areas

1	Area Name:	Citywide / Non-Site-Specific
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The city limits of Burlington.
	Include specific housing and commercial characteristics of this target area.	As identified in the MA, 61.7% of owner-occupied housing units were built in 1980 or before, or just over 7,000 homes. The median home value in Burlington was $124,900. For renter-occupied units, 56.4% of units were built before 1980, almost 5,900 rental units. The median contract rent in the City was $776.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Burlington worked with key stakeholders, consulted the public, conducted an analysis of past successes, and forecast future needs to determine the needs of the jurisdiction.
	Identify the needs in this target area.	- Expand/Improve Public Infrastructure & Facilities - Public Services & Quality of Life Improvements - Economic Development

|		
	What are the opportunities for improvement in this target area?	Multiple revitalization activities, such as housing rehabilitation (through Consortium HOME funds) and public facility and infrastructure development, will be geographically coordinated in order to maximize their impact. The neighborhood-level focus for non-housing community development needs and economic development within income-eligible areas will improve the quality of life for residents.
	Are there barriers to improvement in this target area?	Limited funds are a barrier to improvements.
2	**Area Name:**	Eligible LMI Block Groups
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	LMI Census Tract Block Groups are identified in the following LMI Block Group Map in this section. These tracts are primarily located in the north and northeast parts of the City.
	Include specific housing and commercial characteristics of this target area.	LMI census areas are located in the downtown area and in northern areas which include a significant rental housing stock.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Burlington worked with key stakeholders, consulted the public, conducted an analysis of past successes, and forecast future needs to determine the needs of the jurisdiction.
	Identify the needs in this target area.	- Expand/Improve Public Infrastructure & Facilities - Public Services & Quality of Life Improvements - Economic Development

What are the opportunities for improvement in this target area?	Multiple revitalization activities, such as housing rehabilitation (through Consortium HOME funds) and public facility and infrastructure development, will be geographically coordinated in order to maximize their impact. The neighborhood-level focus for non-housing community development needs and economic development within income-eligible areas will improve the quality of life for residents.
Are there barriers to improvement in this target area?	Limited funds are a barrier to improvements.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

The City does not allocate funding based on geographical terms other than for activities that are targeted towards low to moderate income census tract block groups as described above. Additionally, there may be areas outside of qualified census tract block groups where funds may make a neighborhood impact on addressing community needs, or through such instances as a presumed benefit which occurs where the population is almost exclusively made up of special needs residents (elderly or disabled persons at a specific location).

Based on HUD's 2020 CDBG Low/Mod Income Summary Data (LMISD), the qualifying LMI block groups are: 370010201001, 370010201002, 370010201003, 370010201004, 370010202001, 370010202002, 370010202003, 370010202004, 370010203001, 370010203002, 370010203003, 370010203004, 370010203005, 370010204001, 370010204002, 370010204003, 370010204004, 370010204005, 370010205021, 370010205022, 370010205023, 370010208021, 370010208022, 370010208023, 370010208024, 370010208025, 370010208026.

Burlington LMI Tract Status

Legend:
- LMI
- New LMI
- No Longer LMI
- Non-LMI
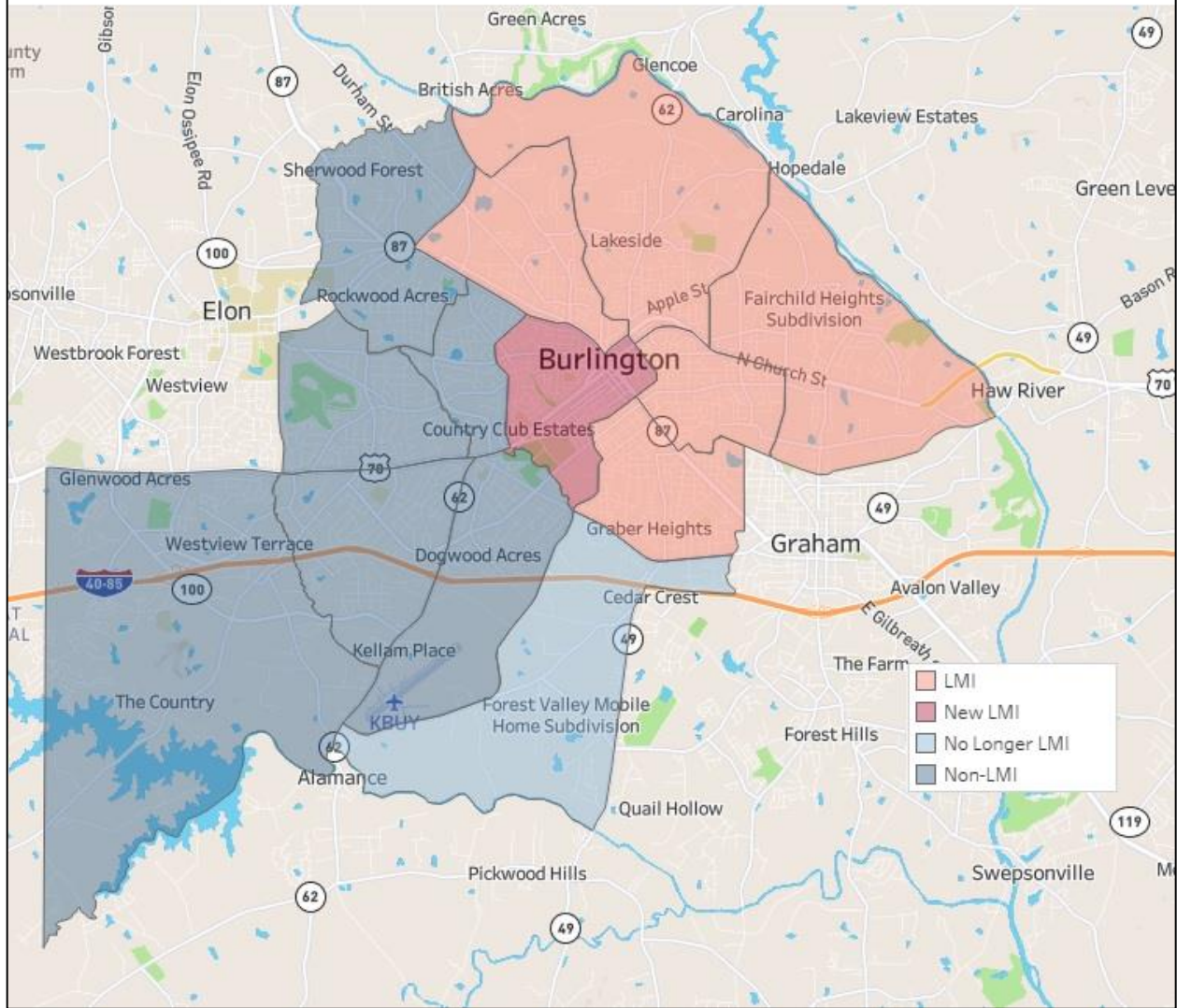
SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 45 – Priority Needs Summary

<table>
<tr><td rowspan="8">1</td><td>Priority Need Name</td><td>Expand/Improve Public Infrastructure & Facilities</td></tr>
<tr><td>Priority Level</td><td>High</td></tr>
<tr><td>Population</td><td>Extremely Low
Low
Moderate
Non-housing Community Development</td></tr>
<tr><td>Geographic Areas Affected</td><td>Citywide / Non-Site-Specific

Eligible LMI Block Groups</td></tr>
<tr><td>Associated Goals</td><td>1A. Expand Public Infrastructure
1B. Improve Access to Public Facilities</td></tr>
<tr><td>Description</td><td>Expand and improve public infrastructure through activities for LMI persons and households. Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve public facilities such as recreational parks and community centers.</td></tr>
<tr><td>Basis for Relative Priority</td><td>Through community participation and consultation of local stakeholder partners and organizations the need to Expand/Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Public facilities improvements include neighborhood/community centers, rec facilities and parks. Public infrastructure improvements will include improved road infrastructure, utility infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas.</td></tr>
<tr><td rowspan="2">2</td><td>Priority Need Name</td><td>Public Services & Quality of Life Improvements</td></tr>
<tr><td>Priority Level</td><td>High</td></tr>
</table>

	Population	Extremely Low Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide / Non-Site-Specific Eligible LMI Block Groups
	Associated Goals	2A. Provide Supportive Services for Special Needs
	Description	Provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health, seniors, and youth.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. Public Services offered by the city and partner non-profit organizations provide for vital and essential services, enhanced education and improve living situations of LMI individuals and households in the jurisdiction. The special needs population is identified in the NA-45 as the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. For a description of each group, see the NA-45.
3	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide / Non-Site-Specific Eligible LMI Block Groups

	Associated Goals	3A. Provide for Small Business Assistance
	Description	Provide for economic development opportunities that will help assist small businesses. Economic development initiatives that provide assistance for local businesses will include loans or grants to small businesses for the facade improvement program.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for economic development opportunities was identified. Unemployment and economic opportunities vary throughout the jurisdiction as shown in the MA-45. The city will work to assist LMI areas with economic development opportunities. According to data and maps provided in the NA-10 (MHI and poverty maps), and the LMI census block groups map in the SP-10, these LMI tracts are in the northern areas of the City.
4	**Priority Need Name**	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide / Non-Site-Specific Eligible LMI Block Groups
	Associated Goals	4A. Preserve Existing Homeowner Housing
	Description	The City will provide for emergency rehab repairs for low-to-moderate income households for homeowners using emergency forgivable loans.

Basis for Relative Priority	Burlington has a high need to preserve and develop affordable housing according to data collected in the NA/MA attached in the appendix. Housing cost burden is by far the biggest housing problem residents are facing in the City today according to data published by CHAS and ACS. CHAS data in the NA-10 counts 4,545 renters and 2,380 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income). ACS data in the MA-15 describes that there is a lack of affordable housing for households earning less than $25,000.

Burlington also has a need for housing rehab. As evidenced in the MA-20, over 60% of owner-occupied and 56% of renter-occupied housing was built before 1980. Older units have a high number of units at risk for lead exposure, especially those occupied by families with children. Older units are also those identified as being more at risk of having one or more substandard conditions. | |

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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 2020 Annual Action Plan as the first 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 2020 (July 1, 2020 - June 30, 2021). 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 citywide for eligible populations.

The following Anticipated Resources table shows the resources Burlington anticipates having for program year 2020.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	471,648	282,192	0	753,840	3,015,360	Expected Amount Available Remainder of Con Plan is the 4 remaining years of the Plan.
Other State Grant CTP	public - state	Housing Other Construction Training Program	65,000	0	0	65,000	260,000	The City anticipates funding of $65,000 each year of the Plan.

Table 46 - Anticipated Resources

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

Nonprofit 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. In some instances, homeowners may contribute their personal funds to upgrade certain rehabilitation elements based on their personal preferences.

If appropriate, describe publicly owned land or property located within the state 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 learn more about a land trust plan for neighborhoods.

Discussion

N/A

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Burlington	Government	Non-homeless special needs Planning neighborhood improvements public facilities public infrastructure public services	Jurisdiction
Alamance County	Government	Planning public services	Region
Burlington Housing Authority	PHA	Rental	Jurisdiction
Graham Housing Authority	PHA	Rental	Jurisdiction
Allied Churches of Alamance County	Regional Organization	Homelessness	Region
Alamance Housing Committee	Regional Organization	Homelessness	Region
Family Abuse Services of Alamance County	COC	Homelessness	Region

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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, Allied Churches of Alamance County (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.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 48 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As part of the Coordinated Assessment (CA) project, the City of Burlington will work with Family Abuse Services of Alamance County (FASAC) and Alamance Housing Committee (AHC) within the context of the NC Balance of State Continuum of Care (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.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As stated above, the City of Burlington works with ACAC, FASAC and AHC within the context of the BoS CoC to address gaps in the delivery system. These gaps are currently being defined through a strategic planning process that is currently underway. 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 struggle to provide enough services given their limited capacity.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To guide the services delivered by providers, the City has installed a goal to address the needs of the special needs population: 2A. Provide Supportive Services for Special Needs.

Additional information on the City's strategy to develop and enhance the institutional structure and service delivery system of its programs is provided in AP-85 Other Actions.

SP-45 Goals - 91.415, 91.215(a)(4)

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 Eligible LMI Block Groups	Expand/Improve Public Infrastructure & Facilities	CDBG: $1,743,836	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted
2	1B. Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Citywide / Non-Site-Specific Eligible LMI Block Groups	Expand/Improve Public Infrastructure & Facilities	CDBG: $743,836	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted
3	2A. Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide / Non-Site-Specific Eligible LMI Block Groups	Public Services & Quality of Life Improvements	CDBG: $678,456	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
4	3A. Provide for Small Business Assistance	2020	2024	Non-Housing Community Development	Citywide / Non-Site-Specific Eligible LMI Block Groups	Economic Development	CDBG: $301,536 Other State Grant CTP: $325,000	Businesses assisted: 50 Businesses Assisted Jobs Created/Retained: 75 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	4A. Preserve Existing Homeowner Housing	2020	2024	Affordable Housing	Citywide / Non-Site-Specific Eligible LMI Block Groups	Preserve & Develop Affordable Housing	CDBG: $301,536	Homeowner Housing Rehabilitated: 15 Household Housing Unit

Table 49 – Goals Summary

Goal Descriptions

1	Goal Name	1A. Expand Public Infrastructure
	Goal Description	Expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps, utility infrastructure improvements and sidewalks and roadway expansion projects.
2	Goal Name	1B. Improve Access to Public Facilities
	Goal Description	Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
3	Goal Name	2A. Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.
4	Goal Name	3A. Provide for Small Business Assistance
	Goal Description	The City will provide economic development support using loans or grants to assist small businesses in the jurisdiction for the facade improvement program. The City will also work to assist businesses through the creation jobs through the Construction Training Program. The Construction Training Program will provide job training in the construction industry and housing assistance for low-income area residents.
5	Goal Name	4A. Preserve Existing Homeowner Housing
	Goal Description	The City will provide for emergency rehab repairs for low-to-moderate income households for homeowners using emergency forgivable loans.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Over the 5-Year Consolidated Planning period, the City will provide for emergency rehab repairs for low-to-moderate income households for 15 Household Housing Units.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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.

How are the actions listed above integrated into housing policies and procedures?

The City integrates reduction of LBP hazards into its housing rehabilitation program by abating all LBP hazards as part of the rehabilitation budget. In addition, the City also ties in education on the potential hazards of lead-based paint with its other public service education initiatives and outreach. The County's Public Health inspectors distribute pamphlets and brochures concerning lead-based paint hazards to landlords when rental inspections are conducted. Burlington Housing Authority and Graham Housing Authority will continue to ensure that all their public housing and Housing Choice Voucher rental units are lead safe. Additionally, in response to a request by parents or others, testing can be done by the Alamance County Public Health Department or private hospitals and clinics. A certified lead-based paint inspector or risk assessor must conduct an inspection of the unit. For purposes of the program, failing paint includes:

- Paint that is peeling, chipping, pitting or otherwise unstable
- Finishes on friction and impact surfaces that rub, bind, or crush
- Finished horizontal surfaces that are rough, pitted or porous

- Unenclosed surfaces known to have been chewed by a child under the age of seven
- Bare soil onto which deteriorated paint might have fallen

If no falling paint condition is noted, and no work will be conducted that will disturb more than two square feet of a painted surface, no further lead requirements apply. If a failing paint condition is noted, and the house was built prior to 1978, the Rehabilitation Specialist must assume that the failing paint is lead paint.

Building inspectors working on federal rehabilitation projects are certified lead inspector/risk assessors and conduct visual risk assessments and clearance tests on all applicable projects. Because the City does not own an XRF device, XRF testing is done by Risk Assessors, a larger program run by the State of North Carolina. All rehabilitation staff will continue to receive lead education and training that they pass on to all contractors, sub-contractors, and others affiliated or working with the rehabilitation program. The staff continue to place an emphasis on training new contractors in lead safe work practices, and may forward these workers and companies to a third-party entity for training if necessary. The City contracts for a certified firm to perform lead testing on homes in the Housing Rehabilitation Program built before 1978. Preference is given to households who apply to the program who have a child with elevated blood levels.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Reducing poverty is a primary goal in Burlington's CDBG program. The City of Burlington and ACAC work together to address homeless and poverty issues. These issues will be addressed through continuing programs and services that promote poverty reduction by making decent, safe housing available and by supporting other jurisdictions in the provision of services for impoverished and low-income persons.

The City of Burlington, through its established programs and policies, will strive to alleviate the impact of poverty and to reduce the number of households with incomes below poverty as follows:

- Retain and improve the available supply of safe, decent, sanitary and affordable housing in its jurisdiction.

- Coordinate its housing rehabilitation program with other programs targeted for lower income citizens. These programs include, but are not limited to, Heating Repair and Replacement Programs of Alamance County Community Services Agency, the Section 8 rental assistance programs of Graham Housing Authority, and the City's Construction Training Program. Linkages to the Weatherization Program run by Piedmont Triad Regional Council (PTRC) are also provided to serve residents of Alamance County.

- Revitalize neighborhoods through infrastructure projects or other public service activities to improve the living environment for residents and encourage the preservation and development of housing for very low-income persons.

- Provide, if feasible, technical and financial assistance for eligible CDBG activities of other agencies and non-profits to support the development of low-income housing. These agencies and non-profits include, but are not limited to, Alamance County Community Services Agency, Habitat for Humanity, the housing authorities, various human service agencies, and any eligible Community Development Corporation.

- Encourage and facilitate the Link Transit system, which has been in operation since 2016 in the City of Burlington order to spur economic development and increased mobility among transit-dependent poverty-level persons and families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The aforementioned efforts to strengthen economic development and provide the City's lowest-income households with needed housing-related assistance and services directly address needs identified in this plan.

SP-80 Monitoring - 91.230

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

The City of Burlington reviews activities to find out whether its programs are carried out according to its Consolidated Plan. City staff continually monitors the City's HUD-funded programs to ensure compliance with required regulations, statutes, procedures, standards, and affordability. For HUD funds granted to other public institutions or non-profits, the City annually obtains information on the number and categories of households served by these funds. The requirements reviewed during monitoring include, but are not limited to:

Acquisition and relocation
Administrative requirements
Americans with Disabilities Act
Audits
Davis Bacon Act/Federal Labor Standards
Environmental Review
Equal Opportunity/Civil Rights Laws
Fair Housing
Financial Management
Housing Quality Standards
Income eligibility of program participants
Lead-based paint
Long-term affordability of rental units rehabilitated
Record-keeping
Section 3 provisions
Section 504 accessibility

Annual Action Plan

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 2020 Annual Action Plan as the first 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 2020 (July 1, 2020 - June 30, 2021). 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 citywide for eligible populations.

The following Anticipated Resources table shows the resources Burlington anticipates having for program year 2020.

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	471,648	282,192	0	753,840	3,015,360	Expected Amount Available Remainder of Con Plan is the 4 remaining years of the Plan.
Other-State Grant CTP	public - state	Housing Other Construction Training Program	65,000	0	0	65,000	260,000	The City anticipates funding of $65,000 each year of the Plan.

Table 50 - 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. In some instances, homeowners may contribute their personal funds to upgrade certain rehabilitation elements based on their personal preferences.

If appropriate, describe publicly 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 learn more about a land trust plan for neighborhoods.

Discussion

N/A

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 Eligible LMI Block Groups	Expand/Improve Public Infrastructure & Facilities	CDBG: $348,767	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	1B. Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Citywide / Non-Site-Specific Eligible LMI Block Groups	Expand/Improve Public Infrastructure & Facilities	CDBG: $148,767	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	2A. Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide / Non-Site-Specific Eligible LMI Block Groups	Public Services & Quality of Life Improvements	CDBG: $135,691	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	3A. Provide for Small Business Assistance	2020	2024	Non-Housing Community Development	Citywide / Non-Site-Specific Eligible LMI Block Groups	Economic Development	CDBG: $60,307 Other State Grant CTP: $65,000	Businesses assisted: 10 Businesses Assisted Jobs Created/Retains: 15 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	4A. Preserve Existing Homeowner Housing	2020	2024	Affordable Housing	Citywide / Non-Site-Specific Eligible LMI Block Groups	Preserve & Develop Affordable Housing	CDBG: $60,307	Homeowner Housing Rehabilitated: 3 Household Housing Unit

Table 51 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A. Expand Public Infrastructure
	Goal Description	Expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps, utility infrastructure improvements and sidewalks and roadway expansion projects.
2	**Goal Name**	1B. Improve Access to Public Facilities
	Goal Description	Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
3	**Goal Name**	2A. Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.

4	Goal Name	3A. Provide for Small Business Assistance
	Goal Description	The City will provide economic development support using loans or grants to assist small businesses in the jurisdiction. There will be assistance for small businesses with need for the facade improvement program. The City will also work to assist businesses through the creation jobs through the Construction Training Program. The Construction Training Program will provide job training in the construction industry and housing assistance for low-income area residents.
5	Goal Name	4A. Preserve Existing Homeowner Housing
	Goal Description	The City will provide for emergency rehab repairs for low-to-moderate income households for homeowners in the City using emergency forgivable loans.

AP-35 Projects – 91.420, 91.220(d)

Introduction

The following 2020 projects are expected to address the primary community development needs that can be addressed with limited CDBG funding.

#	Project Name
1	CDBG: Administration (15%)
2	CDBG: Public Facilities & Infrastructure (55%)
3	CDBG: Public Services (20%)
4	CDBG: Economic Development (5%)
5	CDBG: Emergency Small Repair (5%)
6	Construction Training Program

Table 52 – Project Information

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

Priorities for community development were established from citizen input and a variety of consultation and meetings.

AP-38 Project Summary

Project Summary Information

1		
	Project Name	CDBG: Administration (15%)
	Target Area	Citywide / Non-Site-Specific Eligible LMI Block Groups
	Goals Supported	1A. Expand Public Infrastructure 1B. Improve Access to Public Facilities 2A. Provide Supportive Services for Special Needs 3A. Provide for Small Business Assistance
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Public Services & Quality of Life Improvements Economic Development
	Funding	CDBG: $113,076
	Description	Citywide administration of the CDBG program for PY 2020.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Relocation and costs of administering CDBG program.
2		
	Project Name	CDBG: Public Facilities & Infrastructure (55%)
	Target Area	Citywide / Non-Site-Specific Eligible LMI Block Groups
	Goals Supported	1A. Expand Public Infrastructure 1B. Improve Access to Public Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: $417,380

Description	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.	
Target Date	6/30/2021	
Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities: 10,000 LMI Persons Assisted	
Location Description	Citywide	
Planned Activities	The City will invest in its public facilities and infrastructure which includes the acquisition, construction, reconstruction, rehabilitation, or installation. 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. This includes the following: • Public improvements to streets, sidewalks, playgrounds, water and sewer lines, flood and drainage improvements, utilities (not maintenance, or operation and must be located in an LMI service area) - $367,380 - The specifics for these funds are to be determined with City Council guidance • Nursing homes, hospitals, domestic violence shelters, homeless housing, halfway houses for drug offenders or parolees, non-profit buildings and other public facilities, group homes for the disabled and shelters for disaster victims (must serve at least 51% LMI individuals, who are Burlington residents). - Grant Request of $50,000 from CityGate Dream Center – Facility Improvement" -	
3	**Project Name**	CDBG: Public Services (20%)
	Target Area	Citywide / Non-Site-Specific Eligible LMI Block Groups
	Goals Supported	2A. Provide Supportive Services for Special Needs
	Needs Addressed	Public Services & Quality of Life Improvements

Funding	CDBG: $148,000	
Description	The City will use funds to provide public services (Including labor, supplies, materials and other costs), provided that the service is either a new service, or a quantifiable increase in the level of service. Organizations must also serve Burlington residents and at least 51% of the clients must be LMI.	
Target Date	6/30/2021	
Estimate the number and type of families that will benefit from the proposed activities	Public service activities: 1000 LMI or Special Needs Persons Assisted	
Location Description	Citywide	
Planned Activities	Planned activities include: - United Way of Alamance County, Tax Prep for Elderly & LMI: $15,000 - North Park Library Materials, Library Materials: 10,000 - Residential Treatment Services of Alamance, Case Management: $15,000 - CityGate Dream Center, Youth Center Salaries: $15,000 - The Exchange Club Family Center in Alamance County, Abuse Prevention Classes: $9,000 - Allied Churches, Serenity Home Operations: $25,000 - Burlington Development Corporation, Daycare for LMI Individuals: $15,000 - Youth Coordinator Services Public Issues Forum, Youth in LMI areas solve public issues: $44,000	
4	**Project Name**	CDBG: Economic Development (5%)
	Target Area	Citywide / Non-Site-Specific Eligible LMI Block Groups
	Goals Supported	3A. Provide for Small Business Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: $37,692
	Description	The City will use funds for eligible Economic Development activities and eligible Microenterprise Assistance activities. Activities include all endeavors aimed at sustaining or increasing the level of business activity.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Business Assisted: 10
	Location Description	Citywide
	Planned Activities	Planned activities will include: - Development of a community economic development plan - Business Façade Improvement - Technical assistance to private for-profit neighborhood businesses serving a predominantly LMI neighborhood - Commercial or industrial improvements (acquisition, construction, rehab, reconstruction) - Construction of a business incubator designed to provide inexpensive space and assistance to new firms - Loans to pay for the expansion of a factor or commercial business provided that LMI jobs are created - Providing training to persons on welfare to enable them to qualify for jobs created by CDBG-assisted activities
5	**Project Name**	CDBG: Emergency Small Repair (5%)
	Target Area	Citywide / Non-Site-Specific Eligible LMI Block Groups
	Goals Supported	4A. Preserve Existing Homeowner Housing
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: $37,692
	Description	The City will invest funds into small and emergency rehab repairs for low-to-moderate income households for homeowners using emergency forgivable loans. Individuals must remain in their home for an affordability period of 5 years and be LMI.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 3 Household Housing Unit
	Location Description	Citywide
	Planned Activities	Emergency Repair Rehab Program - $37,692
6	**Project Name**	Construction Training Program

Target Area	Citywide / Non-Site-Specific
	Eligible LMI Block Groups
Goals Supported	4A. Preserve Existing Homeowner Housing
Needs Addressed	Preserve & Develop Affordable Housing
Funding	Other State Grant CTP: $65,000
Description	The North Carolina Construction Training Partnership Program works to provide job training in the construction industry and housing assistance for low-income area residents. The program is the continuation of a cooperative venture between the City, the North Carolina Housing Finance Agency (NCHFA) and the North Carolina Home Builders Association (NCHBA). NCHBA will recruit the trainees and conduct the job training and development activities. Class instruction includes hands-on rehabilitation training, RRP certification, green building skills, and building maintenance instruction. The class participates in hands-on rehabilitation activities through the City's housing rehabilitation program. The projects the class works on are reviewed for environmental standards through the scattered site housing rehabilitation process. NCHFA will provide funds of $65,000 for hard construction costs for eligible affordable housing rehabilitation projects identified and undertaken by the City.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	The City estimates it will assist small business growth through job training of 15 persons.
Location Description	Citywide
Planned Activities	Construction Training Partnership Program - $65,000

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 community development needs can be addressed. Therefore, priorities must be established to ensure that scarce resources are directed to the most pressing community development needs.

In order to achieve the greatest impact possible from the limited federal funds available, the City intends to allocate its community development resources primarily to projects that will have a focused neighborhood impact on increasing access to opportunity.

The City will allocate funds towards Census Tracts block groups that qualify as LMI. Additionally, there are areas outside of these Census Tracts that may qualify by a specific block area, or through such instances as a presumed benefit which occurs where the population is almost exclusively made up of special needs residents (elderly or disabled persons). Infrastructure and public facility improvements will be targeted to low and moderate-income neighborhoods as identified by Census Tract block groups.

Geographic Distribution

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

Table 53 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not allocate funding based on geographical terms other than for activities that must be located within low to moderate income census tract block groups as described above.

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

Introduction

In FY 2020, 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. 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 Increase the capacity of past CHDOs and will develop relationships to establish new CHDO partnerships. Additionally, the City will seek out partnerships with for-profit developers to develop tax credit units.

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.

The City is planning to seek out partnerships with organizations working to develop workforce. City staff currently participate in the development of a regional re-entry council for individuals recently released to develop their job skills. The Citu will also do more to partner with the HOPE program at Capital Bank to help individuals build wealth.

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. Coordination has been focused on homelessness and the Continuum of Care, however the City is considering adding coordination for affordable housing and strategies.

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(l)(1,2,4)

Introduction

This section provides the program specific requirements for the CDBG program.

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	282,192
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
Total Program Income:	282,192

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.	70.00%

Discussion

N/A