

# City of Goldsboro

## 2011-2012 Consolidated Annual Performance and Evaluation Report (CAPER)

Reporting Period July 1, 2011 thru June 30, 2012



For Submission to the U.S. Department of  
and Housing and Urban Development  
September 28, 2012

City of Goldsboro  
Planning and Community Development Department



**CITY OF GOLDSBORO, NORTH CAROLINA  
FISCAL YEAR 2011-2012**

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
(CAPER)**

**GOLDSBORO CITY COUNCIL**

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**City Manager**

Scott A. Stevens

**District One**

Michael Headen

**District Two**

Bill Broadaway

**District Three**

William Goodman

**District Four**

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**District Five**

Chuck Allen

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**CAPER  
FY 2011-2012  
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**CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)**

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**GENERAL REQUIREMENTS**

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<input type="checkbox"/> Evidence of public notice for CAPER Review	<u>37</u>
<input type="checkbox"/> Assessment of progress toward five-year goals	<u>4</u>
<input type="checkbox"/> Assessment of progress toward one-year goals	<u>5</u>
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<input type="checkbox"/> Affordable housing actions for extremely low, low/moderate income renters and owners	<u>13</u>
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• Number of Section 215 housing opportunities created	<u>14</u>
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• Actions to meet supportive housing needs (include HIV/AIDS)	<u>15</u>
• Actions to plan and/or implement continuum of care	<u>N/A</u>
• Actions to prevent homelessness	<u>14-17</u>
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<input type="checkbox"/> Leveraging of public and private funds	<u>24</u>
<input type="checkbox"/> Summary of citizen comments	<u>25</u>
<input type="checkbox"/> Analysis of successes and failures and actions taken to improve programs	<u>26</u>

**CQMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

<input type="checkbox"/> Relationship of expenditures to priority needs	<u>2</u>
<input type="checkbox"/> Low/moderate income benefit	<u>3</u>
<input type="checkbox"/> Amendments and other changes to programs	<u>N/A</u>

Completion of planned actions to:

- pursue all resources identified in plan 2-3
- certify consistency for local applicants for HUD funds 2
- support Consolidated Plan goals 2

<input type="checkbox"/> National objective failures, if any	<u>N/A</u>
<input type="checkbox"/> Actions taken to avoid displacement O Compliance with URA	<u>10, 27, 43</u>

N/A If jobs were filled with over income people:

- What was done to give low/moderate income first priority? N/A
- List job titles created/retained and those made available to low/mods. N/A
- Describe training for low/moderate income persons. N/A

<input type="checkbox"/> For limited clientele activities, if any:	
• the nature of the group that allows assumption of more than 51% low/mod	<u>7-9</u>

<input type="checkbox"/> Rehabilitation accomplishments and costs:	
• units completed for each type of program	<u>5</u>
• CDBG expenditures for rehabilitation	<u>5</u>
• other funds invested	<u>5</u>
• delivery costs	<u>5</u>

<input type="checkbox"/>	<i>Neighborhood Revitalization Strategy area, if any:</i>	
	• <i>progress against established benchmarks</i>	<u>10</u>
<input type="checkbox"/>	<i>CDBG Financial Summary Attachments:</i>	
	• <i>Reconciliation of cash balances</i>	<u>32</u>
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**HOME**

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<input type="checkbox"/>	<i>Information about the use of program income</i>	<u>30</u>

**N/A EMERGENCY SHELTER GRANTS (ESG)**

<input type="checkbox"/>	<i>Description of how activities relate to ConPlan and continuum of care</i>	<u>N/A</u>
<input type="checkbox"/>	<i>Leveraging resources</i>	<u>N/A</u>
<input type="checkbox"/>	<i>Self-evaluation</i>	<u>N/A</u>

**HOUSING OPPORTUNITIES FOR PERSONS**

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<input type="checkbox"/>	<i>Description of local compliance and monitoring procedures</i>	<u>23-24, 42</u>
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**IDIS REPORTS**

A complete CAPER requires that all data for the program year be entered into IDIS. It is Departmental policy that IDIS data be updated at least quarterly. Grantees are not required to submit IDIS reports to HUD but must make information about accomplishments, progress and finances available to the public as part of the citizen participation process.

**CITY OF GOLDSBORO**  
**CAPER**  
**FISCAL YEAR 2011-2012**

**INTRODUCTION**

Beginning with fiscal year 1996, the Department of Housing and Urban Development (HUD) amended its regulations to allow for the single submission of six planning and application submissions for Community Planning and Development's (CPD) formula grant programs. This new planning document, the Consolidated Plan, considers non-housing community development needs as well as housing needs, and is designed to allow communities to create a unified vision for meeting the needs of low and moderate-income families. As a part of the Consolidated Plan process, jurisdictions were required to submit to HUD an Annual Performance Report (APR) and the Grantee Performance Report (GPR) that describes annual achievements towards meeting the strategies and objectives outlined in the Consolidated Plan.

HUD and its Community Planning and Development (CPD) formula grant program grantees will be transitioning to a new Integrated Disbursement and Information System (IDIS). All Entitlement grantees should be using the system to track disbursements and report performance on outputs and outcomes for the program year. Grantees must report on program year accomplishments, outcomes, and performance and Field Office staff subsequently must review that performance. With the development of the Integrated Disbursement and Information System (IDIS), the Consolidated Annual Performance Evaluation Report (CAPER) is now the means by which the reports are being submitted.

Beginning October 1, 2006, each Consolidated Annual Performance and Evaluation Report (CAPER) or Performance and Evaluation Report (PER) should include the status of the grantee's efforts toward implementing outcome performance measurement system requirements described in the Federal Register Notice dated March 7, 2006. All CAPER or PER reports should provide a description of how the jurisdiction's or State's program provided new or improved availability/accessibility, affordability, sustainability of decent housing, a suitable living environment, and economic opportunity. The CAPER/PER must include a comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives.

## I. EXECUTIVE SUMMARY

The City of Goldsboro (City) submitted its Annual Action Plan for fiscal year 2011-2012 on May 15, 2011 to the Department of Housing and Urban Development. In June 2011, HUD approved the City's Annual Action Plan and Goldsboro was awarded \$359,721 in Community Development Block Grant (CDBG) and \$257,235 in HOME Investment Partnership (HOME) funds to perform eligible housing and non-housing community development activities for low -to-moderated income citizens of this area.

The 2011-2012 Annual Action Plan described in detail the housing and non-housing needs of the area, market conditions based on the best data available at the time and set forth strategies that established priorities for meeting the needs identified. Additionally, the Plan outlined resources anticipated to be available to address priority areas of need and established an Annual Action Plan that identified the intended uses of resources. During the past year, 2011-2012, the City used federal entitlement funds to provide decent, safe, and affordable housing for low-to-moderate income citizens through housing rehabilitation and homebuyer assistance programs, provided funds for public facilities and improvements, assisted with public services, and funded after school enrichment activities for the City's low-to-moderate income children. The City of Goldsboro completed many of its strategic community goals in program year 2011-2012. In areas, where goals were not fully completed the City has developed plans to address those areas to utilize in the upcoming fiscal year.

The City of Goldsboro continues to use the HOME allocation to offer homebuyer assistance for first-time homebuyers and to expand the affordable housing stock for low-to-moderated income persons and families through its designated Community Housing Development Organization (CHDO), Habitat for Humanity of Goldsboro-Wayne, Inc.

This 2011-2012 CAPER summarizes the City's achievements in meeting the objectives set forth in 2011-2012 Annual Action Plan. It covers the period July 1, 2011 through June 30, 2012.

### Summary of Resources

In accordance with 24 CFR Part 21, 220 of Title 1 of the Housing and Community Development Act of 1974, as amended, the City of Goldsboro's one year Action Plan outlined the activities that were funded using CDBG and HOME funds as well as identify leveraged funds from other sources. The following funding was available to address the goals and objectives in the City of Goldsboro's Annual Action Plan FY 2011, which were implemented between July 1, 2011 and June 30, 2012.

1. The City received \$359,721 in Community Development Block Grant (CDBG) funds for 2011 and had \$418,763 in prior year CDBG funds for a total of **\$778,484** available to address identified CDBG projects/activities as outlined in the Annual Action Plan.
2. The City received \$257,235 in Home Investment Partnership (HOME) funds for 2011 and had \$377,286 in prior year HOME funds for a total of **\$634,521** available to address

identified HOME projects/activities as outlined in the Annual Action Plan. As required by the HOME program, match funds in the amount of **\$70,294** was provided by the City of Goldsboro.

3. The City of Goldsboro received \$37,587.34 in CDBG program income and \$8,082.79 in HOME program income for a total of **\$45,670.13** as a result of the repayment of housing rehabilitation loans invested to benefit low-to-moderated income families in previous years. The program income was disbursed according to the HUD guidelines with program income being disbursed before other funds are used for administrative costs and program activities.
4. Private financial institutions and lenders, within the area, continue to support the City's affordable housing initiatives by making available advantageous mortgage programs that assist low-to-moderate income residents to become first-time homebuyers. Financial institutions and lenders that participated in the City's Homebuyer Assistance Program for 2011 included Branch Banking and Trust, Habitat for Humanities of Goldsboro-Wayne County, North Carolina Housing Finance Agency, and Well Fargo. These Lenders contributed funds toward mortgages for six (6) first-time homebuyers in the amount of **\$395,790.00**.

In summary, the City of Goldsboro's available funding for this reporting period included \$359,721 and \$257,235 from FY 2011 CDBG and HOME funds respectively, for a total of **\$616,956**; prior year \$418,763 and \$377,286 in CDBG and HOME funds respectively for a total of **\$796,049**; **\$70,294** in matching funds; \$37,286.34 and \$8,082.79 in CDBG and HOME program income respectively for a total of **\$45,670.13**. The amount of available funding from all sources total **\$1,528,919.19** to carry out the goals and objectives prioritized in the City's Annual Action Plan for fiscal year 2011.

### **Distribution of Funds**

All Community Development funds received by the City of Goldsboro were used on eligible housing and non-housing community development activities within the City limits of Goldsboro and primarily benefit the low-to-moderated income citizens of this area. Goldsboro's housing and non-housing programs are Citywide; however, we are concentrating our efforts on areas needing to receive a very high priority for revitalization and the rehabilitation of housing occupied by elderly and handicapped individuals. The 2010 census data shows that more than 65% of the population within the city limits is low and moderate-income residents.

The Community Development Department was able to complete many of its strategic community goals in this reporting period. The City of Goldsboro did revise its Recapture Provisions for HOME-Assisted Homebuyer Activities to reflect the guidance provided in the CPD 12-003 Notice during the

reporting period. The City will continue to monitor the market for participation opportunities, particularly in the areas of eliminating homelessness and poverty in the community and work with the Down East Coalition to Eliminate Homelessness Continuum of Care.

Program activities projected this reporting period included housing rehabilitation, homebuyer assistance, affordable housing development, hazardous testing and clearance, acquisition, demolition and clearance, after-school enrichment/public services, CHDO housing construction, transitional housing, and public facility improvements. The following table and narratives provide a discussion of completed activities and actual expenditures of funds.

## II. FIVE-YEAR ASSESSMENT OF PROGRESS

Table 1: Specific Five-Year Objectives: Goldsboro Consolidated Plan 2010-2014

Activity	2010 Year 1 Goals/Acco	2011 Year 2 Goals/Acco	2012 Year 3 Goals/Acco	2013 Year 4 Goals/Acco	2014 Year 5 Goals/Acco	Total Goals/Acco
Homeowner/Rental Rehabilitation	8/7	8/4	8/	8/	8/	40/11
Homebuyer Assistance	10/7	10/6	10/	10/	10/	50/13
Affordable Housing Development	0/0	1/1	0/0	0/0	0/0	1/1
Public Facilities and Improvements	2/2	2/2	2/	2/	2/	10/4
Public Services Activities	6/5	6/5	6/	6/	6/	30/10
Acquisition, Demolition and Clearance	1/1	1/2	1/	1/	1/	5/3
Transitional Housing /Supportive Services	1/1	1/1	1/	1/	1/	5/2
Temporary Relocation	2/2	2/0	2/	2/	2/	10/2
Hazardous Testing and Clearance	4/11	4/5	4/	4/	4/	20/16
CHDO ACTIVITY New Home Construction /Acquisition	5/4	5/4	5/	5/	5/	20/8

Acco=Accomplishments

### III. ASSESSMENT OF ANNUAL PROGRESS

#### 1. Homeowner Rehabilitation – CDBG and HOME

The City of Goldsboro expended \$102,654.00 under the CDBG and HOME Housing Rehabilitation Program, which consisted of \$44,179.26 in HOME funds, \$51,228.50 in CDBG funds and \$7,246.24 in local funds during FY 2011-2012. The rehabilitation projects consisted of installing one (1) HVAC for a low-to-moderate income family that HVAC was damaged due to vandalism. One of the housing units was a multi-year project, assisted in 2010 as high priority for an HVAC unit and this reporting period receive further rehabilitation to provide the homeowner with suitable living environment. Three (3) houses received substantial rehabilitation.

The assisted homeowners were 50% or below the median income (\$50,400) for the City of Goldsboro. Rehabilitation of the dwellings included, but was not limited to HVAC units, roof and window replacement, lead based paint abatement, plumbing, and electrical improvements.

Eligible rehabilitation expenditures also include hazardous materials testing, abatement and monitoring services, and project delivery. During 2011-2012, \$55,072 in CDBG funds was spent on lead-based paint and asbestos testing of five (5) homes of low-to-moderate income families and air monitoring services for one (1) demolition and clearance project to remove a dilapidated hotel, which had asbestos under the City's Acquisition, Demolition, and Clearance program. In addition, the City used \$197,455 in CDBG funds to demolish one (1) dilapidated dwelling for \$2,500 and one (1) dilapidated hotel for \$194,955 in efforts to eliminate slum and blight conditions in communities through its Acquisition, Demolition, and Clearance program. The City expended \$27,350.65 in CDBG funds for Rehabilitation Program project delivery services.

#### 2. Homebuyer Assistance - HOME

The City utilized a total of \$110,298.00 in HOME funds and \$15,600.15 in local funds to provide direct-subsidy assistance in the form of deferred second mortgages towards down payment and closing cost for eligible homebuyers purchasing homes within the City of Goldsboro. Six (6) low-to-moderate income families received assistance under the City's Homebuyer Assistance Program during this reporting period. The average amount of assistance provided was \$18,383.

Four of the six first-time homebuyers purchased homes that were funded as CHDO Activity projects and constructed by Habitat for Humanity of Goldsboro-Wayne, Inc. the City's designated CHDO. The average sales price of the four (4) Habitat for Humanity homes was \$80,500; the average sales price of the remaining two (2) homes was \$97,000. All persons assisted were between 31 % - 80% of the median income for this area. In addition, each homebuyer was required to complete a Homebuyer Education course offered through the local office of Consumer Credit Counseling

Service (CCCS) as a public service activity. Certificates of completion were submitted to our office for each file prior to loan closing. Homebuyers also received Pre-Purchase Counseling, which is also provided by certified Credit and Housing Counselors at CCCS.

During the initial application process, all applicants were provided with information concerning the hazards of lead base paint if the homes were built before 1978 and required to sign a document verifying receipt of information. A Housing Quality Standards (HQS) inspection was conducted on all properties under contract for purchase that would be receiving assistance through the City. Any property that did not meet the guidelines of the HQS inspection was required to have all problems corrected and re-inspected prior to all loan closings.

All homebuyers are informed that should lead-based paint hazard be found, no federal dollars can be disbursed until a clearance is achieved. When deteriorated paint was found, the properties were tested for a lead-based paint hazard. The testing is paid as part of the hazardous material testing program under the CDBG Program. The sellers were made aware of the HQS and lead-paint hazards results and given the opportunity to make the required actions to the property to meet minimum housing standards of the City of Goldsboro or withdraw the property from participation in the Homebuyer Assistance program. A lead clearance was required prior to loan closing, when positive results were found.

The City, in conjunction with local non-profits, financial institutions, insurance companies, real estate firms, Wayne Community College, Legal Aid Services, Concerned Citizens of Wayne County, Goldsboro Housing Authority, and many other local entities, provided information and assistance to residents of the Wayne County area concerning affordable housing opportunities for low-to-moderate income homebuyers. To provide information to the public, the Community Development staff participated in housing seminars and workshops conducted throughout the year in various locations.

A key factor for low-to-moderate income persons in buying a home has been credit issues. For this reason, it is necessary to discuss and help these individuals with budgeting issues and planning. Referrals were made to Consumer Credit Counseling Services (CCCS) for many of the potential homebuyers. CCCS provided education for potential homebuyers. CCCS also provided workshops and counseling sessions for potential homeowners and existing homeowners who wished to learn more about credit and budgeting issues. Additionally, having a certified housing counselor in the Community Development Office was an invaluable asset for the City of Goldsboro.

### **3. Community Housing Development Organization (CHDO) Assistance - HOME**

In FY 2011-2012, the City spent \$156,801.66 in HOME funds, which was CHDO set-aside, \$22,400.24 in match funds, and \$10,000 was allocated for CHDO operating expenses for CHDO activity. From 1997 to 2010, Wayne Uplift Resource Association was a designated CHDO for the City of Goldsboro. In 2004, Wayne Uplift Resource Association formed a partnership with Habitat for Humanity of Goldsboro-Wayne, Inc. to construct affordable housing units for low-to-moderate

income families, from 2004 to 2010, through this partnership twenty-five (25) affordable housing units were constructed and sold. However, this fiscal year Wayne Uplift Resource Association was not recertified as a CHDO for the City of Goldsboro. Subsequent to Wayne Uplift Resource Association not receiving CHDO status, the City entered into a new CHDO agreement with Habitat for Humanity of Goldsboro-Wayne, Inc. to receive HOME funds to continue constructing and selling affordable housing units for the City. This fiscal year was Habitat for Humanity of Goldsboro-Wayne, Inc. first year as a designated CHDO.

During this reporting period, Humanity for Humanity of Goldsboro-Wayne, Inc. constructed and sold four (4) new affordable housing units. To date, Habitat for Humanity of Goldsboro-Wayne, Inc has constructed and sold twenty-nine (29) affordable homes. Habitat for Humanity of Goldsboro-Wayne, Inc. is continuously receiving applications and reviewing them to qualify buyers for the housing units that are built. No housing unit is built until a qualified buyer has been found. This eliminated having homes sitting vacant for long periods of time and being vandalized.

During this reporting period, Goldsboro Development Corporation was not recertified as a CHDO for the City of Goldsboro. Therefore, no addition units were purchased to add to the current rental stock. To date, Goldsboro Development Corporation, Inc. has purchased, renovated, and rented a total of sixteen (16) dwellings. These dwellings have proven to be a great asset for low-income renters. All of the units are rented under the Section 8 guidelines and fair market rental rates.

#### **4. Economic Development - CDBG**

During this reporting period, no CDBG funds were disbursed for Economic Development activities. With the decline in Economic Development Activities in the Goldsboro area, there has not been any programs sponsored that will address creating/maintaining jobs for low/moderate income individual. The City of Goldsboro has not received any application for economic development funds during the reporting period. The project was removed from list for the 2010-2011 program year.

#### **5. Public Services Activities - CDBG**

The City can use up to fifteen percent (15%), that is, \$53,958 of its CDBG allocation of \$359,721 for public services plus 15% (\$3,453) of the prior year program income of \$23,021.80 for a total \$57,411, which was used to fund five (5) Public Service Agencies this fiscal year. Contracts were executed with the Boys and Girls Club of Goldsboro/Wayne County, the Goldsboro Branch Office of Consumer Credit Counseling Service of Fayetteville, Inc., Dillard Alumni and Friends, Inc., Rebuilding Broken Places, CDC, and Wayne Initiative for School Health (WISH), to provide after school enrichment and other public service activities for the low-to-moderate-income youth and adults of this area. These programs have proven to be very beneficial to the low-to-moderate-income youth and adults within the City of Goldsboro.

- **Boys and Girls Clubs of Wayne County** provided a gang awareness and prevention program to low-to-moderate income school age children. During the 2011 reporting period, the program served 125 students. 93% of the participants successfully completed the program. 90% of the participants demonstrated an improvement in behavior and attitude while participating in Club-wide activities and/or other functions. 55% of the attendees participated in the “Drumming Up Character” Drum line with 65% parent participation.
- **Goldsboro Branch Office of Consumer Credit Counseling Service (CCCS) of Fayetteville, Inc.** provided Homebuyer Education workshops for sixty-two (62) low-moderate income participants. This fiscal year, the program increased the number of clients served in the community to better assist them to comprehend the process to become first-time homebuyers. The agency provided an eight-hour education component for potential homebuyers. Six (6) participants have successfully purchased a home with the use of down payment assistance funds from the City of Goldsboro’s Homebuyer assistance program. Several participants are in the qualifying process to become homeowners. The agency continues to expand the program to reach more potential homeowners in the Goldsboro area.
- **Dillard Alumni and Friends, Inc.** served thirty-five (35) students in the Goldsboro local inner-city schools and more than 51% of those students live in public housing. During the 2011-12 reporting period, the program focused on third and fourth graders from the Carver Heights Elementary School to enrich their reading and math skills. The students showed progress in reading and math skills according to the parents and reports from the school. The students attended the Dillard Alumni Archives where they learned about the history of public school education in the City of Goldsboro. The students were able to see the educational experiences of their grandparents and other family members. The parents were also invited to visit the Dillard Archives with their children.
- **Rebuilding Broken Places, CDC** had 28 students enrolled in the Learning Today Elementary Math and Reading program, which uses the assessments to determine where the children are academically and tailor tutoring lessons to meet the student’s individual need. Students are required to complete a total of 34 hours of tutoring consisting of 62 reading lessons and 51 math lessons.

During this reporting period, the program provided enrichment activities for the children that included Tae Kwon Do, Zumbatomic, dance, computer classes, and 4-H. These enrichment activities provided exciting fun for the children while also improving self-esteem and character development. Students demonstrated what they learned during the graduation exercises that were held June 22, 2012. The program’s Hunger Haters raised more than 300 pounds of food for the Community Crisis Center during through a food drive. Students continue to show growth in academics and improvement in behavior. The program also provides several activities that include nutrition education and science exploration. Each class has been working on the adopt-a-pet program and was to choose a pet to care for during the summer.

- **Wayne Initiative for School Health (WISH)** has provided comprehensive school-based

health care in the three inner-city school-based health centers with another year of 90% student enrollment in the WISH centers. WISH has a 90% user rate, showing that students enrolled are utilizing the comprehensive health services. There were 710 immunizations given to get students up to date on their immunizations. There were 9,564 student visits to receive health services. Each year student visits continue to increase. The absentee rates stay below 7% and the pregnancy rates this year was the lowest in over eight years. The mental health visits continue to increase each school year. WISH has completed over 545 complete physical exams during this reporting period. WISH continues to be committed to providing affordable, accessible, comprehensive physical and mental health services to improve the well-being of our adolescents in the City of Goldsboro and Wayne County.

## **6. Public Facilities and Improvements - CDBG**

During this reporting period the City disbursed \$280,663 in CDBG funds for public facilities and improvement projects to convert tennis courts to basketball courts and rehab the fencing at H.V. Brown Park, which is located in low-mod census tract area. The City also began Phase II (Interior Rehab) of the rehabilitation project to improve the Fire Station #3, which provides service to several low-mod census tract areas in the City of Goldsboro.

## **7. Transitional Housing - CDBG**

In FY 2011-2012, the City expended \$20,000 in CDBG funds towards transitional housing activities, which was provided by Wayne Uplift Resource Association. Wayne Uplift Resource Association's Domestic Violence Program successfully assisted nineteen (19) domestic violence victims and their twenty-five (25) dependent children in securing emergency shelter and obtaining permanent stable housing through providing supportive services such rental assistance, security and utility deposits, transportation, and temporary housing, and other related costs as a result of been displaced due to domestic violence. Budgeting sessions, job search training, and intense case management were provided to ensure a successful transition into safe permanent housing.

**The Angelic House**, located at 1206 East Walnut Street (the previous location of the Wayside Fellowship Home) in Goldsboro, North Carolina is a transitional living facility with a mission to reduce the suffering and improve the quality of life for women with chemical dependencies and related problems. The house officially opened on February 24, 2011 with the admission of its first resident. Prior to the first consumer being admitted, there were collaborative efforts between the City of Goldsboro, Eastpointe, and CommWell Health to ensure all efforts were in place to comply with the requirements of DHHS and the city of Goldsboro along with other agencies to ensure proper inspections, occupancy, and other licensing requirements. The facility has a staff of four (4) full time staff and one (1) part- time staff.

The Angelic House assisted fifteen (15) women with case management services, which included arranging, linking, and referring the women to other services that they are in need of to build skills and resource acquisition. The average length of stay was estimated at six months to one year. Throughout this period, there has been close collaboration with Department of social Services and Vocational Rehabilitation to assist the women with a variety of needs. The women also receive services from Employment Security Commission, Salvation Army, and 7 out of 15 of the women are attending Wayne Community College.

#### **8. Neighborhood Revitalization Strategy – CDBG and HOME**

During this reporting period, no CDBG or HOME funds were expended for the Downtown East Redevelopment Area (See Map 4). However, the City is still committed to concentrating its CDBG funds and efforts in the Downtown East Redevelopment Area to address issues of slum and blighting conditions, abandoned structures, infrastructure needs and economic development. To achieve this, the City will use its CDBG and HOME funds to inject resources and investment into an identified area to work towards the goal of revitalizing the neighborhood and encourage outside investment and renewal into a declining neighborhood. This form of strategy, will allow the City to be eligible to apply for Section 108 loan funds to help finance the costs of the neighborhood revitalization activities.

#### **9. Tenant Assistance and Relocation –CDBG and HOME**

No tenant based rental or relocation assistance was provided through the CDBG or HOME programs. Furthermore, no displacement occurred as a result of a project assisted with funds under the CDBG or HOME programs. In order to satisfy requirements of the Uniform Relocation Act of 1970, as amended and Section 104(d) of the Housing and Community Development Act of 1974, the City Council of the City of Goldsboro adopted a Residential Anti-Displacement and Relocation Assistance Plan. The plan provides a description of how replacement units will be provided and steps that the City will use to minimize the displacement of persons from their homes.

#### **10. Affirmatively Furthering Fair Housing - CDBG**

In accordance with the provisions of the HOME Final Rule, 24 CFR 92.351, the City of Goldsboro has formally adopted a Resolution approving the City's Affirmative Marketing Policy and Implementation Procedures (See Attachment 10). The purpose of the City's Affirmative Marketing Policy is to ensure those persons of similar income levels in the same housing market area have a like range of choices in housing, regardless of race, color, religion, familial status, handicap, sex or national origin. As part of the certification to affirmatively further fair housing, HUD requires the

City to conduct an analysis of impediments to fair housing choice within its jurisdiction and take appropriate actions to overcome the effects of any impediments identified through that analysis. The current analysis of impediments (AI) was completed in Spring 2008. The City of Goldsboro's Community Development and Community Affairs Departments are responsible for the advancement of human/civil rights issues such as fair housing, equal employment, unfair treatment, and equal access to public services/accommodations. The Community Affairs Department continues to serve as the official designated City department responsible to receive, investigate, and mediate complaints of discrimination, such as fair housing.

In addition, the Community Affairs Department is charged with maintaining positive human relations for this jurisdiction through programming, civic engagement, conflict resolution, and peaceful solutions. The City has a Comprehensive Fair Housing Strategy; the goal is to eliminate discrimination and unfair treatment in the provision of sale, and rental housing in the Goldsboro area. The City also maintains printed material, including state and federal contact information, in English and Spanish, for persons needing assistance with private fair housing grievances. In examining the available information about housing patterns, lending practices, and rental units within the City of Goldsboro, no blatant Fair Housing issues are apparent. During the 2011-2012 fiscal year, the Community Affairs Department reported there were 51 housing complaints received and no fair housing discrimination complaints were received.

Many low and moderate-income persons find that banks are not willing to take the risk of lending to them. As a CHDO, Habitat for Humanity of Goldsboro-Wayne, Inc. constructed and sold four (4) affordable housing units. Goldsboro Development Corporation, once a designated CHDO, provides affordable rental units to low and moderate-income renters.

As previously stated, Goldsboro Development Corporation was not recertified as a CHDO this fiscal year. Therefore, no additional units were purchased to add to the current rental stock. To date, Goldsboro Development Corporation, Inc. has purchased, renovated, and rented a total of sixteen (16) dwellings to low-to-moderated income families. These dwellings have proven to be a great asset for low-income renters. All of the units are rented under the Section 8 guidelines and fair market rental rates. The Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority handle all Public Housing Improvements. Both public housing authorities received funding for their housing activities and projects. Goldsboro Housing Authority owns and manages 1,225 units throughout the local area and Eastern Carolina Regional Housing Authority manages 180 units.

Additionally, Consumer Credit Counseling Service of Wayne County has joined with the City in an effort to provide Homebuyer Education Workshops for persons who are interested in purchasing homes as well as providing budgeting, debt management, and credit counseling. The Community Development Office continues to assist the Community Affairs Office with any complaints or concerns that arise within the city in regards to Fair Housing.

**Affirmatively Furthering Fair Housing Plan  
FY 2011-2012 Assessment**

**Impediment 1: Lack of Fair Housing Awareness and Education**

Goal: To increase and education of Fair Housing laws

**Strategy:** During National Fair Housing Month, the Community Affair and Community Development Department collaborated with community groups, realtors, and lenders to provide two (2) educational forums to highlight and embed the important of fair housing. The Community Development Department funded the Goldsboro Branch Office of Consumer Credit Counseling Services of Fayetteville (CCCS) to provide bi-monthly (6) first-time homebuyer workshops using the HUD-approved curriculum, *NFCC Keys to Home Ownership*. This fiscal year sixty-two (62) low-to-moderated income individuals received pre-purchasing, credit counseling, and homebuyer education.

**Impediment 2: Low Inventory of Housing for the Disabled and Other Special Populations**

Goal: To increase availability of housing for the disabled and other special populations

**Strategy:** The City of Goldsboro embarked on its first rental affordable housing project through the Highlands of Goldsboro, Inc., and \$150,000 of HOME funds were invested to construct a 60-units affordable housing development for seniors. These units are handicap accessible. The Community Affair and Community Development Departments referred three (3) persons with disabilities to Eastpointe, LME housing specialist.

**Impediment 3: Affordability**

Goal: To increase availability of housing for the disabled and other special populations

**Strategy:** The City utilized a total of \$110,298.00 in HOME funds and \$15,600.15 in local funds to provide direct-subsidy assistance in the form of deferred second mortgages towards down payment and closing cost for six (6) eligible homebuyers for principal reduction to increase buyer's affordability to purchase a home. The average amount of assistance provided was \$18,383. This fiscal year sixty-two (62) low-to-moderated income individuals received financial and budgeting counseling to improve financial and money management.

**Impediment 4: Mortgage Financing and Disproportionate Number of Subprime Loans for Minority and Women**

Goal: To increase availability of mortgage financing for Minority and Women

**Strategy:** The City utilized Consumer Credit Counseling Service (CCCS) to provide financial and credit counseling services to sixty-two (62) individual. Of the sixty-two (62) individual fifty-four (54) were minority (52-Blacks and 2-Asian). The Community Affair and Community Development Departments are currently developing a Fair Housing Survey Questionnaire to utilize for the upcoming fiscal year.

**Impediment 5: Accessibility**

Goal: To increase the accessible housing units for persons with disabilities in rental and homeownership

**Strategy:** The City of Goldsboro expended \$102,654.00 under the CDBG and HOME Housing Rehabilitation Program, during FY 2011-2012 to assist four (4) homeowners to make their home more accessible and safe.

## **11. Affordable Housing**

Several characteristics of the housing market in Goldsboro directly impact provision of affordable housing. A large percentage of owner-occupied housing belongs to low-income families who do not have the resources to rehabilitate deteriorating conditions. Landlords operating on a narrow profit margin are unlikely to invest substantial amounts of money into property upkeep unless forced to do so by local housing code enforcement. Potential homebuyers also face a lack of decent, affordable housing options. The current economic downturn has further damaged the ability of many families to save money and secure financing. Neighborhood revitalization and stability and the production and conservation of affordable housing are the major goals of the City of Goldsboro. The City directs a combination of federal, state, and local funds toward achievement of these goals by funding single-family rehabilitation, new construction, infrastructure, and homebuyer assistance.

During this reporting period, the City expended \$102,654.00 under the CDBG and HOME Housing Rehabilitation Program, which consisted of \$51,425.50 in HOME funds, \$51,228.50 in CDBG funds and \$13,341.86 in local funds to assist owner-occupied housing units belonging to low-to-moderated income families who did not have the resource to rehabilitate their homes to meet City Minimum Housing Standards. In addition, the City utilized a total of \$110,298.00 in HOME funds and \$15,600.15 in local funds to provide direct-subsidy assistance in the form of deferred second mortgages towards down payment and closing cost for six (6) eligible homebuyers for principal reduction to increase buyer's affordability to purchase a home. The City's funding to Habitat for Humanity of Goldsboro-Wayne, Inc. in the amount of \$189,201.90 towards CHDO activity this reporting period contribute to the construction and selling of four (4) new affordable housing units to low-to-moderate income families.

**Worst-Case Needs.** The other measure of accomplishment is the extent to which "worst-case" needs are met or at least are being addressed. Worst-case needs are defined as unassisted renters with very low incomes (below 50% AMI) who pay more than half of their income for housing or live in severely substandard housing. They are addressed by moderate rehab, acquisition, new construction, substantial rehab, and infrastructure provision for projects serving several target populations. In response, the City of Goldsboro invested \$131,250 in HOME funds and \$18,750 in local match funds from the City's General Fund to construct a 60-units rental affordable housing development for seniors, through the Highlands of Goldsboro, Inc. Sixteen (16) units affordable to low-income seniors earning at or below 30 percent of the Area Median Income for Goldsboro; and 48 units affordable to low-income seniors earning at or below 50 percent of the Area Median Income for Goldsboro to serve those population, all as calculated under the requirements of Section 42(I)(2)(E) of the Internal Revenue Code of 1986, as amended, and 24 CFR Section 92.216. The Highlands of Goldsboro project utilized low-income housing tax credits and project-based HUD assistance, which assures affordability over the long term. The project is schedule to be completed on May 13, 2013.

**Persons with Disabilities or Other Special Needs.** Persons with physical disabilities were primarily assisted through the City's Homeowner Rehabilitation Program. The City also referred three (3) disable persons to First Baptist Church to utilize the organization's funds to construct handicap ramps inside and outside the residence. Persons with other disabilities such as chronic substance abuse or mental illness were primarily assisted through the Continuum of Care programs.

**Section 215 Housing Opportunity Created.** The City of Goldsboro did not develop any Section 215 Housing Units during the reporting period.

## **12. Continuum of Care**

Eastpointe LME is the lead agency for the Continuum of Care, the Down East Coalition to Eliminate Homelessness, and services the Goldsboro/Wayne county area as well as Lenoir, Sampson, and Duplin counties. Since 2010, the has City participated in a Continuum of Care Task Force, a coalition of homeless service providers, shelters and Faith-based organizations to develop a meaningful Continuum of Care plan in response to a Notice of Funding Availability (NOFA). The coalition, which received its first funding through the Shelter Plus Care Grant in 2007, has been able to assist 43 participants with housing since the administering of the grant begun.

The coalition was awarded \$436,610 in 2010-2011 from HUD via the Balance of State to assist approximately 15 consumers for five years.

Down East Coalition to Eliminate Homelessness (Continuum of Care), Activities for 2011-2012

- The group consistently met on a quarterly basis to strategically discuss issues pertaining to the homeless situation in our catchment area, which serves Duplin, Lenoir, Sampson, Wayne counties and the City of Goldsboro.
- The meetings consistently includes multidisciplinary participation and representation from the 4 counties and the City of Goldsboro by various agencies or entities such as the Department of Social Services, the Department of Health and Human Services, the Department of Corrections, local School Districts, local Sheriff Departments, the Faith Based community, local Housing Authorities, Local Service Providers, Emergency Shelters, landlords, etc. and any other agency or entity which have sincere interest in addressing the needs of the homeless in our community.
- At Ashebrooke Apartments, located in Goldsboro, twelve (12) target units are set aside for the disabled. These were created through a partnership between NC Housing Finance Agency and the NC Department of Health and Human Services to produce Housing Credit Properties for disabled adults.
- At Randall Place, which is also located in Goldsboro, Four (4) units are set aside for the disabled.

- Various trainings, workshops, and presentations have continued to be afforded to providers, landlords, consumers, and the general public/community on behalf of the coalition by Eastpointe’s Housing Coordinator. This is not only introducing these housing initiatives to all, but to also introduce to all the significant role(s) which we all have to play in order to be as effective, and efficient, toward appropriately addressing the homeless issues in our area. Continued training, awareness, and education will remain a strategy of the coalition.
- The coalition was able to establish a fund in 2009 for money to be used to assist the various participating emergency shelters within our catchment area and/or any of the participants, which we serve, with some substantiated assistance. Eastpointe, through initiation by its Director, provided \$8,000 “seed money” toward this effort, and the coalition discussed and identified various fundraisers to utilize in supplying into this fund. This year, a doughnut sale was generated via the coalition, and an admirable amount of monies was added to the fund.

The City of Goldsboro has several homeless shelters and these shelters provide primary information and data on the City’s homeless population. In addition to maintaining ongoing records of homeless data, the shelters also participate in the “point in time” surveys. Persons with HIV/AIDS in Goldsboro are referred to the Wayne County Health Department for follow up. The Wayne County Health Department refers HIV/AIDS clients to private medical providers in Wayne County or to the infectious disease clinic at the East Carolina School of Medicine. Currently in Wayne County, Community Links Inc. provides HIV case management that includes education counseling, emergency housing and medication assistance. The Wayne County Health Department’s HIV/AIDS task force works in partnership with the NC HIV/STD Prevention and Care Branch and the East Carolina HIV/AIDS Partnership (ECHAP) to ensure that assistance to community based organizations and those affected and infected are aware of available training, education, testing, and financial assistance to prevent the spread of HIV/AIDS. There are currently no designated units for persons with HIV/AIDS in Goldsboro.

Numerous community-based agencies provide ongoing services to homeless persons and families and those nearing homelessness. These include the Wayne Uplift Resources Association, Churches in Action, the Last Resort Mission, United Church Ministries, Wayne Action Group of Economic Solvency (WAGES), W.A.T.C.H., Wayne Community College Literacy Department, Wayne Memorial Hospital, and Community Soup Kitchen. Each of these agencies is part of a network to help homeless persons through their crisis situations and move onto permanent housing, employment and healthy living situations.

**Priority Homeless Needs** Based on public input and input from area non-profit organizations, the following homeless needs and concerns were identified:

- Transitional housing for transitional housing for families
- Transitional housing for battered women and their children
- Emergency shelter housing for homeless women
- Emergency shelter housing for families
- Emergency shelter (possibly seasonal) for chronically homeless substance abusers and dually diagnosed persons
- Transportation – transit needs to be broadened, hours extended
- There is a need for drug and alcohol treatment facilities for women
- More supportive services (Case Management) for those with special needs, chemical dependencies, etc.
- Education and job training
- Counseling for families and individuals with credit and other housing needs child care

❖ **Wayne Uplift Domestic Violence Program**, administered by Wayne Uplift Resource Association, Inc., provides shelter for victims of domestic violence, primarily women and their children. They report that 95% of all domestic violence victims are female. Wayne Uplift Resource Association, Inc. offers a variety of programs and services in both English and Spanish that are dedicated to the promotion of safe, healthy families and the elimination of family violence. The programs include a 24-hour hotline in English and Spanish, Court Advocacy, a twelve-week Domestic Violence Empowerment/Parents Anonymous Program, a sixteen-week English and Spanish Parenting Class, a twenty-six week English and Spanish Abuser Treatment Class, and Parents Anonymous.

In FY 2011-2012, the City expended \$20,000 in CDBG funds towards transitional housing activities, which was provided by Wayne Uplift Resource Association. Wayne Uplift Resource Association's Domestic Violence Program successfully assisted nineteen (19) domestic violence victims and their twenty-five (25) dependent children in securing emergency shelter and obtaining permanent stable housing through providing supportive services such rental assistance, security and utility deposits, transportation, and temporary housing, and other related costs as a result of been displaced due to domestic violence. Budgeting sessions, job search training, and intense case management were provided to ensure a successful transition into safe permanent housing.

❖ **The Fordham House** operates three shelters with the capacity to serve approximately forty (40) persons. They are currently providing shelter for forty (40) individuals. The Fordham House provides other supportive services to the residents of the shelters as needed.

Individuals are allowed to stay in for an indefinite period of time, which aides in reducing the number of people that are homeless. The Fordham House was able to assist approximately 4,000 people in 2011.

- ❖ **The Salvation Army** has the capacity to provide shelter for up to twenty (22) persons at any one time. The shelter also provide three meals per day, along with snacks, hygiene kits, transportation to DMV and bus station, bus tickets, medical assistance, rental, utility, and food assistance.
- ❖ **The Goldsboro Housing Authority** provides conventional public housing, Section 8 certificates, and Section 8 vouchers for low-income families threatened with homelessness. Additionally, the Eastern Carolina Regional Housing Authority administers Section 8 vouchers within the City.
- ❖ During this reporting period, the **WAGES Community Services Block Grant Program (CSBG)** was able to find shelter for four (4) participants that were homeless. WAGES Head start and Early Head start Program has a policy that gives children priority it they are homeless. WAGES provided forty (40) housing vouchers to families. WAGES held two (2) clothing give-always during the year, the event was open to the public, we were sure that some of the individuals that attended were homeless do to the fact that they asked for only what they could carry on their backs.
- ❖ **Wayne County Department of Social Services** offered the homeless and persons threatened with homelessness assistance through programs such as Aid to Families with Dependent Children (AFDC), Food Stamps, Medicaid, Mental Health Services, Substance Abuse programs, and referrals to housing and other services.
- ❖ **The Goshen Medical Center (GMC)** – Eastpointe homeless project provided comprehensive health care and mental health services to the homeless and migrant population. To accomplish these goals, GMC-Eastpointe collaborated with the County Health Department, Wayne County Social Services, Wayne County Housing Authorities, Wayne Uplift Resource Association, Inc, and the Fordham House. Since their three sites, GMC-Eastpointe, GMC-Salvation Army, GMC-Goldsboro, located near a military base, veterans and their family members also use the extensive services provided.
- ❖ **Wayne County Public Schools** - The Wayne County Public School System, the Local Education Agency (LEA), provided educational services to children of homeless families through the McKinney-Vento Act Homeless Services Program. The homeless services that were provided by the program are listed in the table on page 18. For the 2011-2012 school year, 70 homeless students were identified within the schools located within the City of Goldsboro. This included student counts from Carver Heights, Dillard, Goldsboro High, Greenwood, Meadow Lane, North Drive, School Street School, Wayne School of Engineering at Goldsboro High, and Wayne Early Middle College, and Wayne Middle/High Academy.

Table 2: Wayne County Public Schools - McKinney-Vento Act Homeless Services

Homeless Services	Evidence
1. The LEA implements procedures to address the identification of Homeless children and youth according to statutory definitions.	Enrollment/intake forms Tracking forms Notes/logs/documentation of community contacts
2. The LEA implements procedures to address the immediate enrollment of homeless children and youth according to statutory requirements.	Agendas/memos/handbooks for training sessions Posters/brochures/flyers
3. The LEA implements procedures to address the retention of homeless students.	Memos Information for parents Needs assessment documents District Board policies Tracking of transportation to school of origin
4. The LEA provides information dissemination both internally and externally to ensure appropriate implementation of the statute.	Posters/brochures in schools/agencies Agendas/memos/handbooks for training
5. The LEA ensures that there is coordination of programs and services to homeless students and families.	Formal/informal agreements with agencies Documentation of coordinated services
6. The LEA ensures that comparable Title I, Part A services are provided to homeless students attending non-Title I schools.	Title I budget Expenditure reports Copy of Title I plan Copy of Consolidated Plan
7. The LEA has a system for ensuring prompt resolution of disputes.	Dispute resolution policy Dispute resolution log
8. The LEA provides transportation for homeless students to the school of origin	Transportation logs
9. The LEA provides prompt enrollment in the Child Nutrition Program for homeless students.	Child Nutrition roster Homeless student referral
10. Professional development and other activities for educators and pupil services personnel that are designed to heighten the understanding and sensitivity of such personnel to the needs of homeless children and youths, the rights of such children and youths under this subtitle, and the specific educational needs of runaway and homeless youths.	<b>Measurable Outcomes</b> Increase in numbers of public school personnel who are aware of and sensitive to the needs of homeless children and youth.  Increase in awareness and sensitivity training opportunities for school personnel and community.
11. The provision of education and training to the parents of homeless children and youths about the rights of and resources available to such children and youths.	<b>Measurable Outcomes</b> Brochures, newsletters, posters, etc. distributed to parents and providers, on the rights of homeless children to an appropriate education.  Increase in homeless parent and youth calls regarding rights and resources.  Website listing of homeless education services and links.  Increase in percentage of homeless families involved in school enrollment decisions.
12. The adaptation of space and purchase of supplies for any non-school facilities made available under subsection (a) (2) to provide services under this subsection.	<b>Measurable Outcome</b> Increase in number of shelters with homework rooms, libraries, and tutorial supplies.
13. The provision of school supplies, including those supplies to be distributed at shelters or temporary housing facilities, or other appropriate locations.	<b>Measurable Outcome</b> Increase in number of homeless children with supplies needed to attend school.

### 13. Other Actions and Accomplishments

**Public Housing.** The Goldsboro Public Housing Authority (PHA) currently subsidizes and manages 1,225 units (Table 4) of rental housing, which represents 14.7% of the City’s rental housing stock in eight developments. This includes 100 units designated for the elderly. The Housing Authority also administers 237 Section 8 vouchers for City residents, which includes 49 for the elderly. The Housing Authority continues to reassess and redefine its asset goals and agency mission. The focus is on creating and implementing strategies, which result in providing quality, mixed-income developments of choice that supports the operational needs of the Authority. The private management model plan has been implemented at each public housing development. All maintenance, applications, re-certifications and management in each development are the responsibility of the Property Manager who supervises the entire apartment community. The Housing Authority has completed the construction on six (6) units built on Charles Street to replace the units that were demolished on Elm Street.

*Public Housing Waiting List:* The waiting list for housing authority reflects a total of 162 households for public housing and 297 households on the Section 8 waiting list (Table 3). For public housing, the average wait is three to four months for elderly units and one to seven months for family properties.

Table 3: Public Housing Waiting List

		Totals	0-bdrm	1-bdrm	2-bdrm	3-bdrm	4-bdrm+
<b>Total Number on Waiting List</b>	<b>Percentages</b>	162	0	89	58	11	4
<b>Elderly</b>	3%	5	0	5	0	0	0
<b>Family</b>	97%	157		84	58	11	4
<b>Non-Family</b>							
<b>Average Income</b>							
Below 30%	36%	59	0	17	35	6	1
30-50%	32%	51	0	39	9	2	1
50%+	32%	52	0	33	14	3	2
<b>Race</b>							
Black	94%	152	0	84	56	9	3
White	6%	10	0	5	2	2	1
Other	0%	0	0	0	0	0	0
<b>Ethnicity</b>							
Hispanic	0%	0	0	0	0	0	0
Non-Hispanic	100%	162	0	89	58	11	4

The Housing Authority actively sought after resident’s participation in the management of the Goldsboro Housing Authority’s housing inventory through organized resident committees, boards, and forums that provide vehicles for constructive ideas and concerns that positively influence resident life. The Community Affairs and Community Development staff provided on going support to the Resident Council in two of the Goldsboro Housing Authority residence councils. Support included guidance, educating, reviewing and recommending changes to the by-laws, scheduling the election date, election process, assistance with the candidate’s forum and flyers. Working with the Executive Board and acting as a liaison between the Goldsboro Housing Authority and the Resident Council. Participants were given information on landlord /tenant rights, the City’s Homebuyer Assistance program, and invited to all of the City’s Fair Housing workshops.

Table 4: Profile of Goldsboro Housing Authority Units

<b>Public Housing</b>									
<i>DEVELOPMENT</i>	<i>YEAR BUILT</i>	<i>UNITS</i>	<i>BEDROOM DISTRIBUTION</i>						<i>OCCUPANCY RATE</i>
			<i>0-BR</i>	<i>1-BR</i>	<i>2-BR</i>	<i>3-BR</i>	<i>4-BR</i>	<i>5-BR</i>	
<b><i>ELDERLY PROPERTIES</i></b>									
Fairview East	1974	50	28	22	0	0	0	0	100%
West Haven	1974	50	32	18	0	0	0	0	100%
Subtotal		100	60	40	0	0	0	0	
<b><i>FAMILY PROPERTIES</i></b>									
<b>NC015000100</b>									
Fairview Apartments	1951	253	0	36	114	79	24	0	99%
<b>NC015000200</b>									
Lincoln Apartments	1951	347	0	54	144	97	52	0	99%
<b>NC015000300</b>									
Woodcrest Terrace	1962	75	0	20	30	14	8	3	100%
Elmwood Terrace	1962	150	0	20	70	40	14	6	99%
Little Washington	1978	50	0	0	0	30	20	0	100%
Total		275	0	40	100	84	42	9	99%
<b>NC015000400</b>									
West Haven Apartments	1974	250	0	42	96	60	36	16	99%
Subtotal		1125	0	172	454	320	154	25	
<b>TOTALS PUBLIC HOUSING</b>									
		1225	60	212	454	320	154	25	
<b>Section 8 Program</b>									
<i>PROGRAM</i>	<i>ALLOCATION</i>		<i>1-BR</i>	<i>2-BR</i>	<i>3-BR</i>	<i>4-BR</i>	<i>5-BR</i>	<i>LEASE-UP RATE</i>	
Certificates/Vouchers	237		84	71	39	6	1	92%	

**Improved Public Housing and Resident Initiative.** The City continued to work with employees and residents of the Goldsboro Housing Authority and the Eastern Carolina Regional Housing Authority to increase homeownership opportunities for the residents of public housing. Many applicants did apply for assistance, but due to credit issues, their loans were not approved. For this reason, the Community Development Office has been assisting applicants in locating agencies that are available for financial management and counseling as well as providing some counseling in our office. A contract was signed with Consumer Credit Counseling Service of Fayetteville, Inc., Goldsboro Branch, to provide homebuyer education and financial management and budgeting sessions, when needed, at no cost to the applicant. After these issues are resolved, the applicants plan to continue their dream of homeownership.

**Local Institutional Structure.** The City of Goldsboro, through its Planning and Community Development Department, shall administer and monitor the use of formula grant program(s) funding as provided from the U.S. Department of Housing and Urban Development for the purpose of implementing the City's yearly Action Plan. At the time of this submission, the City of Goldsboro is not aware of any gaps in its institutional structure that would impair its ability to carry out its five-year strategy and/or Annual Action Plan.

The City of Goldsboro, as specified in the City's annual action plan, subcontracted with area non-profit organizations, and was represented on various boards, committees and commissions that undertake some of the program aspects of the City's five-year strategy and/or Annual Action Plan. As funds were limited and as program source guidelines dictate, this networking by the City is vital to the depth and effectiveness of its overall housing and community development strategies.

The City of Goldsboro actively encouraged the cooperation of regional and local public and private agencies/parties by providing resources, technical assistance, and venues through which the exchange of ideas promoted positive community outcomes. In continuing this ongoing effort, the City of Goldsboro adopted the following initiatives for which the City coordinated and optimized the efforts of all parties that participated in the implementation of the City's five-year strategy and/or Annual Action Plan:

1. Preservation of the City's housing stock
  - The City will continue single-family owner-occupied and rental rehabilitation program(s) that assist low and moderate income households in maintaining decent housing through the use of available program funds and program guidelines;
  - The City will support the efforts of the Goldsboro Housing Authority in maintaining the integrity of the public housing inventory to provide safe, decent and affordable housing opportunities for qualifying residents.

## 2. Affordable housing opportunities

- The City will assist non-profit housing providers with the acquisition and rehabilitation of existing substandard housing to provide quality affordable homeownership opportunities for low and moderate income families;
- The City will support the efforts of the Goldsboro Housing Authority in applying for grants to continue rental assistance programs that provide decent affordable housing opportunities for the City's low-income residents;
- The City will continue to identify potential housing sites that are conducive to the future development of affordable housing and are in compliance with location criteria established by HUD;
- The City will continue to encourage private, for-profit, builders to join in public-private affordable housing ventures that provide additional affordable housing opportunities within the City;
- The City will assist certified CHDOs in their efforts to provide affordable housing opportunities for qualifying low to moderate income persons meeting HUD's assistance criteria; The City will participate in the North Carolina Housing Finance Agency's Down Payment Assistance and Mortgage Financing Program that provide affordable homeownership opportunities to qualifying first time homebuyers.

**Reduce Lead-based Paint Hazards.** Lead-Based Paint Inspections, Testing, Abatement, and Monitoring are required segments of the City's Housing Rehabilitation Program. Policies and procedures, establishing specific criteria for testing and abatement of lead-based paint and asbestos are in place. All units scheduled for rehabilitation through the City's programs are tested for lead if they were built prior to 1978. Lead-based paint notifications and brochures are provided to all housing rehabilitation and homebuyer assistance applicants during the application process.

The City of Goldsboro maintains and uses a list of qualified and certified lead-based paint inspectors and abatement contractors for its rehabilitation program. Additionally, The City works with the Wayne County Health Department and their Environmental Health Department when any owner occupied home has children who have been tested for elevated blood levels. Every effort is made to remove the families from the environment until the home is made lead safe. Continued efforts are being made to ensure the hazard of lead-based paint is reduced in all units assisted with federal funds.

The City will use portions of available CDBG and HOME funds to remedy lead based paint hazards that have been identified by guidelines established by the U.S. Department of Housing and Urban Development as posing health threats to occupants of housing undergoing rehabilitation in

conjunction with one of the City's impacted housing rehabilitation programs, in accordance with accepted lead abatement practices. This reporting period, five (5) homes were tested for lead-based paint and of the five (5) homes, two (2) were rehabilitated and had the lead abated.

The City was awarded a three-year \$106,965 Lead Hazard Control and Healthy Homes Housing Program Grant (Lead Grant) to eliminate lead-based paint hazards as a threat to the long-term health of children less than six years of age in single and multi-family housing. The City anticipates completing approximately three (3) units per year over a three-year period, for a total of nine (9) units for a total grant request of \$81,000. The City of Goldsboro will provide 10% (\$8,100) matching funds in the form of Community Development Block Grant (CDBG) funds match and/or in-kind match up to \$900 per unit under its homeowner rehabilitation program, contingent upon local policy and procedures.

Outreach activities and techniques have been a combination of conducting, collaborating and/or attending community events or incorporating lead within the daily functions of partnering organizations. It has proven most effective for partner agencies to include lead material and educational information in their daily responsibilities, such as presentations or meetings with health providers and conducting parenting classes. To date, six (6) outreach events have been held reaching 243 people, one (1) lead inspection has been completed; one (1) unit has been enrolled and is in progress.

**Reduce Poverty Level.** The City will continue to participate with local agencies, faith-based or church groups, and non-profit organizations that provide shelter and transitional housing opportunities that benefit homeless and transient families and individuals. The City will support the efforts of the Salvation Army and all other organizations that aid homeless persons. In addition, the City will support the efforts of non-profit organizations that provide enrichment program designed to develop individual coping skills for productive adult lives. The City will support the efforts of Eastpointe, LME, a non-profit organization that is the lead agency for the Down East Coalition to Eliminate Homelessness Continuum of Care initiative that benefits homeless persons and families in Goldsboro and Wayne County. The City will continue to promote a healthy business environment that encourages economic development that provides meaningful employment opportunities for the residents.

**Program and Comprehensive Planning Compliance.** As a means of ensuring compliance of CDBG and HOME program requirements for funded activities, the City of Goldsboro has established a monitoring plan to be used for Sub-recipients, CHDOs, Homebuyers, and Rental HQS compliance. Sub-recipients and CHDOs were required to submit quarterly and end of year reports on their program and activities. These reports included relevant information such as the number units complete and/or persons served; the amount of funds expended or obligated; number of cases processed; factors which adversely affect or hinder implementation; accomplishments of program and/or activities.

The Community Development staff conducted periodic review of Sub-recipients' program activities for performance and compliance. CHDOs were required to undergo a recertification review, which is required on a yearly basis. The staff prepared monthly progress reports for review by the Development Services Director, the City Manager, and the City Council.

The City of Goldsboro maintained individual files and information on all program participants. Data concerning household size, income levels, racial identification, source of program funding, location, and other relevant information was contained within these files. This data is available on program participants, subject to federal, state, or local confidentiality requirements.

The City of Goldsboro Community Development Department will be responsible for monitoring HOME-assisted Homebuyers to ensure that the homebuyer owns and occupies the house as the primary residence for the required affordability period on an annual basis. For HOME-assisted homebuyers that the Community Development Department did not receive an annual Mortgagee Notice from the HOME-assisted Homebuyer's insurance agency or some form of utility bill or record with homebuyer's name as confirmation that the homebuyer was maintaining the housing unit as their principal residence. The Community Development staff mailed a letter to homebuyer household asking them to sign and return a statement verifying that the property purchased with HOME funds remains their principal residence. For HOME-assisted homebuyers whom fail to return the signed statement, staff made a follow up to determine if the homebuyer was still residing in the assisted unit.

Goldsboro Development Corporation currently has sixteen (16) houses in the rental program. During this reporting period, six (6) houses were inspected. All required repairs were completed as of the end of this reporting period.

#### **14. Leveraging of Non-Federal Funds**

The City of Goldsboro used its federal HOME dollars and local dollars, in conjunction with private funds provided by Branch Banking & Trust (\$109,250); Habitat of Humanity (\$172,000); North Carolina Housing Finance Agency (\$60,000); Wells Fargo (\$54,540); City of Goldsboro (\$15,600); and Homebuyer Contributions (\$7,494) for a total of \$529,182 in first and second mortgages to low-to-moderate income citizens this reporting period. The amount of non-federal funds represented 68% of the total amount of \$529,182 expended through federal and non-federal funds made available to low-to-moderate income families to become first-time homebuyers. The City also utilized \$131,250 in HOME funds for the Highlands of Goldsboro project, in conjunction with private funds by Wells Fargo (\$329,520) to begin construction of rental affordable housing units this period.

This combined effort and collaboration increased the scope of our housing activity and provided housing solutions that would not have been possible without the partnerships. For fiscal year 2011-2012 HOME funds, the City budgeted \$32,156 for new match dollars, plus \$36,537 to match prior year HOME funds. During this reporting period, a total of \$70,294 in match funds was spent

towards all homebuyer assistance, CHDO Activity, rental affordable housing development, and homeowner rehabilitation projects/activities that were funded with HOME funds.

## **15. Citizen Comments and Participation**

Participation -- The City of Goldsboro provided for and encouraged citizen participation in the development and implementation of the Consolidated Plan and any subsequent amendments, Action Plans and CAPER. Particular emphasis was placed on participation by persons of low-to-moderate income who are residents of low and moderate-income neighborhoods and/or slum and blighted areas, and residents of public housing.

Access and Publishing of Action Plan and CAPER -- The City of Goldsboro provided citizens with reasonable and timely access to the Annual Action Plan and CAPER related to the City's proposed and actual use of funds. This was done through public meetings scheduled by the City, which were advertised in the local newspaper Goldsboro News-Argus and the City's website [www.goldsboro.nc.gov](http://www.goldsboro.nc.gov). Meetings were held within the City limits in or near areas identified as slum and blighted and/or areas of predominantly low-to-moderate income persons. All meetings of the City were accessible to persons with disabilities. A summary of the City's 2011-2012 Action plan was published in the Goldsboro News Argus on April 17, 2011. The advertisement for the CAPER fifteen (15) day-review was published in the Goldsboro News Argus on August 30, 2012. Copies of the Plan were made available upon request in accordance with City policies regarding making copies.

Public Hearings -- The City of Goldsboro provides for a minimum of two public hearings and/or meetings per year to obtain citizens' views and to respond to proposals and questions at all stages of the compilation of the Action Plan. A public hearing will be held on Monday, September 17, 2012 at 7:00 pm during the regular meeting of the Mayor and City Council to allow citizens the opportunity to comment on the CAPER.

The City of Goldsboro made available a translator for non-English speaking residents in the case of public hearings when the City was notified that a non-English speaking resident would be in attendance. An interpreter was available for hearing-impaired residents. Such requests must be made to the City Clerk's office no later than 4 days prior to the public hearing.

Comments -- Availability of the CAPER was publicized in the Goldsboro News-Argus detailing where the Plan could be reviewed and posted on the City's website [www.goldsboronc.gov](http://www.goldsboronc.gov). Review of this report was made available for comments from August 31, 2012 through September 15, 2012. The CAPER was available at the City's Planning Department, the Office of the City Clerk in the City Hall Annex, 200 North Center Street, at the Community Development and Community Development office in the Historic City Hall Building, 214 North Center Street, at the Wayne County Public Library, 1001 East Ash Street, Goldsboro and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov). **The City of Goldsboro did not receive any comments to incorporate into the final report of the 2011-2012 Consolidated Annual Performance and Evaluation Report (CAPER).**

## **16. Self Evaluation of Annual Performance**

The City of Goldsboro was able to complete many of its strategic community goals and objectives planned for the 2011-2012 program year and for the 2010-2014 Consolidated Plan reporting period; all activities were consistent with the Consolidated Plan. The City will continue in its efforts to address the needs of low-to-moderate income citizens. The City will also continue to look for ways to improve its progress, seek additional resources, and work closely with agencies in the community who share the City's commitment to housing and rebuilding our communities.

Goldsboro's Consolidated Plan was developed with the objective of the Housing and Community Development Act clearly in mind and has been referred to regularly to ensure in compliance with the objectives of the Act. CDBG regulations require that a grantee disburses its funds on a timely basis and not have more than 1.5 times its current allocation in its line of credit 60 days prior to the end of its program year. The deadline for meeting the timeliness test for fiscal year 2011 was May 2, 2012. During this reporting period, the City met the timely expenditure test with a 1.14 ratio.

Program activities are administered by the Community Development staff with assistance from the Planning, Engineering, and Inspections Department as well as the Development Services Director, City Manager, and City Clerk. A great number of citizens were positively impacted by the various CDBG and HOME programs administered, which resulted in decent, safe, and sanitary housing for many of the City's low-to-moderate income citizens.

Given the continuing housing crisis and recession, the third year of the 2010-14 Consolidated Plan produced encouraging results. Although assistance to first-time homebuyers and owner-occupied rehabilitations slowed considerably, the activities carried out under Public Services enhanced the quality of life for many families and academic performance for many disadvantaged and low-to-moderate income youth throughout the City. The housing crisis continues to slow construction of new single-family housing, with the exception of Habitat for Humanity, which serves as its own lender.

The City met the HOME commitment and drawdown deadlines for FY11, namely commitment of HOME entitlement funds within two years, reservation of at least 15% of HOME funds to CHDOs within two years, and drawdown of HOME entitlement funds within five years. The City continued reviewing its procedures related to grant reconciliation and implementing procedures to ensure effective monitoring for allocation of expenditures, as well as, developing and implementing strategies to improve the City's overall performance.

## IV. CDBG PROGRAM NARRATIVES

### 1. Funds to Goals and Objectives - CDBG

The City of Goldsboro achieved most of its goals and objectives planned for the 2011-2012 program year; all activities were consistent with the Consolidated Plan. CDBG funds were expended for the homeowner rehabilitation, public facilities and improvements, public services, hazard material testing/clearance, and transitional housing program, including program-operating costs (planning and administration). Program accomplishments have been summarized in Section III Assessment of Annual Progress. Grantee funds were used exclusively to meet national objectives.

### 2. Changes in Program Objectives

No changes took place. Efforts are being focused on stretching limited funds to “do more with less.” The Economic Development Program was excluded from the 2010-2014 Consolidated Plan and 2011-2012 Action Plan list of priorities due to a lack of qualified applications.

### 3. Anti-displacement and Relocation

In order to comply with the requirements of Section 104(d) Housing and Community Development Act of 1974, the City of Goldsboro intends to minimize any displacement resulting from any HUD activities. However, should any displacement occur as a result of a HUD activity, the City intends to follow the regulations for displacement and relocation as described in 24 CFR 570.606. Should any real property acquisition result because of a HUD assisted activity, the guidelines of 49 CFR 24 subpart b will be followed. These two federal regulations are attached to this Plan.

### 4. Program Income

The City receipted \$37,587.34 in CDBG program income in the Integrated Disbursement and Information System (IDIS). All of the program income was expended as required by the established guidelines. CDBG and HOME program incomes are budgeted for eligible program activities and drawn on a first-in, first-out basis.

### 5. Loans and other receivables

CDBG and HOME: Total number of Loans outstanding and principal balance owed as of the end of this reporting period, July 1, 2011 through June 30, 2012.

The Community Development staff has been working with customers who have fallen behind in the monthly payments due to the economic down turn.

<b>LOAN TYPE</b>	<b>No. of Loans</b>	<b>Loan Balance</b>
Homeowner Rehab-deferred	51	\$ 847,194.42
Homeowner Rehab-0%	0	\$ 0.00
Homeowner Rehab-2%	10	\$ 249,021.36
Homebuyer Assistance-deferred	41	\$ 708,378.60
Rental Rehab Loan-2%	1	\$ 11,017.66
<b>Outstanding Loan Amount</b>	<b>103</b>	<b>\$ 1,815,612.04</b>

**6. Neighborhood Revitalization Strategies**

As previously stated, no CDBG or HOME funds were expended for the Downtown East Redevelopment Area this reporting period (See Map 4). However, the City is still committed to concentrating its CDBG funds and efforts in the Downtown East Redevelopment Area to address issues of slum and blighting conditions, abandoned structures, infrastructure needs and economic development. To achieve this, the City will use its CDBG and HOME funds to inject resources and investment into an identified area to work towards the goal of revitalizing the neighborhood and encourage outside investment and renewal into a declining neighborhood. This form of strategy, will allow the City to be eligible to apply for Section 108 loan funds to help finance the costs of the neighborhood revitalization activities.

**V. HOME PROGRAM NARRATIVE**

**1. Funds Goal and Objectives - HOME**

During this reporting period, the City of Goldsboro disbursed \$328,525 in HOME funds for eligible activities under the HOME Program. HOME funds were expended for the homeowner rehabilitation, CHDO activity and operating, direct-subsidy assistance for homebuyer assistance, and rental affordable housing development, including program-operating costs (planning and administration). Program accomplishments have been summarized in Section III Assessment of Annual Progress. Grantee funds were used exclusively to meet national objectives.

## **2. HOME Match Report**

The City was designated eligible for a 50% match reduction in its FY 2011-2012 HOME Program due to fiscal distress. These funds were planned for in the 2011-2012 Action Plan for the City of Goldsboro. Therefore, it was anticipated that these funds would be available to perform housing and non-housing related activities. These activities included homeowner rehabilitation, CHDO activity and operating, direct-subsidy assistance for homebuyer assistance, and rental affordable housing development, including program-operating costs (planning and administration). The City contributed \$70,294 in local funds as match dollars as required. There is no match requirement for CHDO operating expenses. The match report is attached as Attachment 3.

## **3. Minority/Women Business Enterprise (MWBE) Report**

Minority/Women Business Enterprise (MWBE) participation for all programs is now only reported on the HUD 2516 form to be submitted by October 15th. Although much focus has been on implementing Section 3 program goals, there is much overlap between Section 3 contractors and vendors and M/WBE eligible contractors and vendors. Both elements are coordinated with the M/WBE program office. A cross-certification, single-form process was established to facilitate certification for those who may be eligible under both categories.

To comply with federal regulations, the City Council adopted a Resolution establishing a verifiable goal of fifteen percent (15%) of the total dollar amount of all contracts for participation by minority and/or women's businesses in the awareness of contracts for CDBG and HOME Program activities. The Community Development staff has compiled a list of minority and female contractors, subcontractors, and suppliers in our area and when advertising for bids on CDBG or HOME projects, we advertise for the purpose of soliciting minority and female contractors. Bid packages were provided to each minority and female contractor on our list as well as advertisement in the local newspaper welcoming minority and female contractors' bids.

## **4. Results of Onsite Inspections of HOME Rental Units**

Pursuant to loan agreements between the City and borrowers, property assisted with HOME, CDBG and/or local funds must be maintained in compliance with Section 8 Housing Quality Standards (HQS) and the Minimum Housing Code of the City. The Community Development and Inspection Department inspect a sample of units of property in the loan portfolio annually. Goldsboro Development Corporation currently has sixteen (16) houses in the rental program. During this reporting period, six (6) houses were inspected. All required repairs were completed as of the end of this reporting period.

The City of Goldsboro has embarked on its first rental affordable housing project through the Highlands of Goldsboro, Inc., to construct 60-units affordable housing development for seniors, 24 one-bedroom units and 36 two-bedroom units. Sixteen (16) units affordable to low-income seniors

earning at or below 30 percent of the Area Median Income for Goldsboro; and 48 units affordable to low-income seniors earning at or below 50 percent of the Area Median Income for Goldsboro, all as calculated under the requirements of Section 42(I)(2)(E) of the Internal Revenue Code of 1986, as amended, and 24 CFR Section 92.216. Affordability of these units shall be maintained for a period of not less than (30) thirty-year. HOME funds in the amount of \$300,000 are being used during the construction process in the form of developer subsidy assistance from fiscal years 11-12 and 12-13 funds.

The City of Goldsboro will use the resale provision to recoup the full HOME developer-subsidy assistance, which will be the amount remaining on the affordability period at time resale is trigger; to include, any payments made or pro rata reduction amount applied during the affordability period. This restriction is enforceable by a written Subordination and Standstill Agreement, Promissory Note, Deed of Trust, and Deed Restriction with the developer. The project is schedule to be completed on May 13, 2013.

## **5. Assessment of Affirmative Marketing Plans Effectiveness**

In accordance with the provisions of the HOME Final Rule, 24 CFR 92.351, the City of Goldsboro has formally adopted a Resolution approving the City's Affirmative Marketing Policy and Implementation Procedures. The purpose of the City's Affirmative Marketing Policy is to ensure those persons of similar income levels in the same housing market area have a like range of choices in housing, regardless of race, color, religion, familial status, handicap, sex or national origin.

The City of Goldsboro's Community Development and Community Affair Department assessed the effectiveness of the City's Affirmative Marketing plan as program year 2011-2012 and determined that the City's current Affirmative Marketing Plan is effectively meeting the goals and objectives. It was also determined that the Affirmative Marketing plan did not waste the City's time and efforts devoting energy to trying to persuade individuals who simply do not want to move and are highly unlikely to be convinced otherwise. Instead, the City's plan targeted and informed members of underrepresented race, color, religion, familial status, handicap, sex or national origin who would be interested in moving, but who simply lack information regarding available units or would be much more likely to move if provided with mobility assistance. These individuals are most likely to be ready and able to make a move work and to have the resources necessary for a successful transition.

## **6. Program Income**

The City receipted \$8,082.79 in HOME program income in the Integrated Disbursement and Information System (IDIS). All of the program income was expended as required by the established guidelines. HOME program incomes are budgeted for eligible program activities and drawn on a first-in, first-out basis. No HOME program income was utilized towards planning and administrative costs.

For Information contained in the Attachments, please contact the Community Development Office by phone 919-580-4318 or visit the office at 214 North Center Street Goldsboro, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.