



**City of Goldsboro  
2019-2020  
Annual Action Plan - Draft**

**June 14, 2019 – Public Comment Meeting  
Informational Packet**

**Community Development Block Grant (CDBG)  
Home Investment Partnership (HOME)**



2019-2020  
ANNUAL ACTION PLAN (Draft)

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Informational Packet

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
AND  
HOME INVESTMENT PARTNERSHIP PROGRAM



CITY OF GOLDSBORO, NORTH CAROLINA

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## Summary of the City of Goldsboro 2019-2020 Annual Action Plan – Draft

### EXECUTIVE SUMMARY (91.220 (b))

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City receives annual allocations of funds for housing and community development projects under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. As an Entitlement City and as a prerequisite to receive funding, the City of Goldsboro is required to conduct a comprehensive assessment of its housing and community needs and to present a Five-Year Consolidated Plan in a detailed format prescribed by HUD. A yearly Action Plan is required for each of the five years of the City's Consolidated Plan. This is the fifth and final year of the City's Five-year Consolidated Plan (2015-2020), which covers [July 1, 2019](#) through [June 30, 2020](#).

The City of Goldsboro Annual Action Plan serves two purposes. First, the Action Plan is a plan outlining the local strategy to address needs in the areas of community development, economic development, housing, and homelessness to name a few. Second, the Action Plan serves as the grant application for projects funded under the following formula based programs: Community Development Block Grant Program (CDBG) and HOME Investment Partnership (HOME) Program. Several other federal programs require that funding applications be consistent with an approved consolidated plan. As previously stated, the Action Plan is a requirement of U.S. Department of Housing and Urban Development (HUD) designed to encourage more coordination of economic and community development activities at the local level, to promote citizen participation, and to simplify the process for obtaining federal funds under HUD programs.

The Annual Action Plan identifies key priorities and goals that would significantly improve low-to-moderate-income citizens of Goldsboro quality of life through vital housing and community development programs. The Annual Action Plan is derived from the methodologies established in the Five-Year Consolidated Plan and it is formulated in a collaborative manner with the assistance of management staff within the Community Relations Department. In addition, the Annual Action Plan is integrated with contributions from individuals, community groups, public forums, and inter-governmental/departmental discussions during the planning process for the 2019-2020 Annual Action Plan. Staff regularly attended community group and association meetings in the City limits throughout the year, which created partnerships, maintained meaningful and productive relationships in the community, and enhanced the Department's ability to develop responsive and relevant programs. The top priorities and goals determined in the 2019-2020 Action Plan include the following:

- ✓ Rehabilitation of owner-occupied single family units
- ✓ Acquisition, demolition, and clearance of dilapidated housing units
- ✓ Improving and/or preserving communities in danger of slum and blight conditions
- ✓ Construction of affordable housing through CHDO Activities
- ✓ Providing homebuyer assistance for first-time homebuyers
- ✓ Support projects or programs by non-profit organizations or for-profit corporations that benefit low-to-moderate-income (LMI) residents of the City
- ✓ Identification of infrastructure improvements (i.e., sewer, sidewalk, water line, etc.)
- ✓ Eliminating hazardous materials in dwellings assisted with federal funds

## RESOURCES (91.220 (c) (1) and (c) (2))

The Annual Action Plan describes the City’s plan for the expenditure of federal dollars for the coming fiscal year to carry out the goals and objectives prioritized in the City’s Annual Action Plan for 2019-2020. It outlines activities of two (2) major formula grants: Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program. The City anticipates FY 2019-2020 allocations to be **\$328,479** in CDBG funds and **\$214,732** in HOME funds. Additionally, the City will have available approximately **\$34,363** in prior year CDBG funds and **\$324,726** in prior year HOME funds (prior year balances as of May 1, 2019). The City will be requesting a 100% HOME Match Reduction for FY19-20. Therefore, the City may not be required to provide local matching funds for FY19-20 HOME allocation. At least **70%** of all CDBG funds spent will meet the LMI benefit test within a three-year period.

## ANNUAL OBJECTIVES/ACTIVITIES (91.220 (c) (3))

ACTIVITY	CDBG	HOME	OTHER FUNDS	PROGRAM INCOME		PRIOR YEAR FUNDS (As of 5-1-19)		TOTAL RESOURCES
				CDBG	HOME	CDBG	HOME	
Housing Rehabilitation				3,120				3,120
Hazardous Material (Testing and Monitoring)								0
Homebuyer Assistance		30,000						30,000
Public Facilities & Improvements	239,148					10,852		250,000
Public Services	23,635							23,635
Demolition and Clearance								0
Transitional Housing								0
CHDO Activity		163,259			4,048		324,726	492,033
Economic Development						23,511		23,511
Program Administration	65,696	21,473						87,169
Local Home Match	The City anticipates receiving a HOME Match Reduction Waiver of 100% (\$26,842)							0
Urgent Repair Program			100,000					100,000
ESFRLP-Disaster Recovery			130,000					130,000
<b>Total Allocations</b>	<b>\$328,479</b>	<b>\$214,732</b>	<b>\$230,000</b>	<b>\$3,120</b>	<b>\$4,048</b>	<b>\$34,363</b>	<b>\$324,726</b>	<b>\$1,139,468</b>

### Activity Line Item Explanation:

- Housing Rehabilitation** has been allocated \$3,120 of CDBG Program Income funds to support the \$100,000 from the Urgent Repair Program to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement.
- Homebuyer Assistance** has been allocated \$30,000 of FY19-20 HOME funds to provide direct-subsidy assistance to low -mod income individuals and families to become homebuyers and increase the supply of affordable housing. Staff recommends increasing this amount

from \$30,000 to \$90,000 to provide at least three eligible low -mod income individuals or families with the pre-disaster fair market value, less any duplication of benefits, as down payment assistance to purchase replacement housing. This gap financing will be provided to households purchasing a more expensive home in Goldsboro, up to the amount by which the new home price exceeds the buy-out purchase amount not to exceed \$25,000. The proposed increase of \$60,000 would be redirected from CHDO funds.

3. **Public Facilities & Improvements** has been allocated \$239,148 of FY19-20 CDBG and \$10,852 of Prior Year CDBG funds to be utilized towards the debt service of the WA Foster Center (\$150,000) and (\$100,000) to address storm drainage issues within a low-to-moderate income census tract area. However, staff proposes decreasing the \$239,148 of FY19-20 CDBG to \$229,148 to redirect \$10,000 to Public Services. This will allow for \$150,000 for debt services of the WA Foster Center and \$90,000 to address storm drainage issues within a low-to-moderate income census tract area.
4. **Public Services** has been allocated \$23,635 of FY19-20 CDBG funds to strengthen communities by addressing the needs of specific populations by funding projects or programs by non-profit organizations or for-profit corporations that meet CDBG program national objectives as identified by HUD and benefit low and moderate-income (LMI) residents of the City. As previously stated, staff proposes \$10,000 from Public Facilities & Improvements be reallocated to Public Services to increase allocated funds from FY19-20 to be \$33,635 for agency funding.

**Agencies to be Funded:**

- Wayne Action Teams for Community Health (WATCH) - \$10,000  
The WATCH Program mobile unit provides free or reduce cost health services to uninsured individuals and families.
- Wayne Initiative for School Health (WISH) - \$10,000  
The WISH Program provides non-profit school-based centers within schools located in low-mod areas that provide affordable, accessible physical and mental health services to adolescents from low-to-moderate income households. The following low-mod area schools are Carver Heights Elementary and Dillard Middle Census Tract 15; Block Group 2, School Street Elementary Census Tract 20; Block Group 1, Wayne Middle/High Academy (program main site) Census Tract 18; Block Group 2.
- Mephibosheth Project Inc. - The Mission Is Possible (MPI) - \$5,000  
Re-entry Program to direct resources towards returning citizens of Goldsboro in an effort to reduce the ever-growing rate of recidivism by providing a strong and stable support system that will help to redirect returning citizens toward a path of purpose, productivity, and reduce crime.
- HGDC Community Crisis Center - \$2,000  
Homelessness Program providing community-based intervention to address the needs of homeless individuals and families with emergency and supportive housing.
- School Street Early Learning Center - \$6,635  
Kindergarten Bootcamp Program is aimed to helping children from low-to-moderate income households with school readiness during summer transition period through early learning opportunities for kindergarten.

5. **Community Housing Development Organizations (CHDO)** has been allocated \$163,259 of FY19-20 HOME, \$4,048 of HOME Program Income, and \$324,726 of HOME Prior Years funds to projects that are owned, developed, or sponsored by a nonprofit that qualifies as a CHDO as defined at 24 CFR §92.2. Types of development activities - projects that involved acquisition, rehabilitation, and/or new construction of housing for sale or rent to low-income families.

As previously stated, \$60,000 is proposed to be reallocated to Homebuyer Assistance for at least three eligible low -mod income individuals or families with the pre-disaster fair market value, less any duplication of benefits, as down payment assistance to purchase replacement housing. This would change the allocated amount for CHDO to \$103,259 of FY19-20 HOME, \$4,048 of HOME Program Income, and \$324,726 of HOME Prior Years funds.

6. **Economic Development** has been allocated \$23,511 of CDBG Prior Year funds to support the City of Goldsboro Summer Youth Employment Initiative Program during the summer of 2019. As part of the SYEI program, youth employees will work for six weeks within one of two designated track sessions for sixteen (16) hours per week. They will also participate in soft skills trainings and excursions for four hours per week on Wednesdays. Training will be provided by Wayne Community College to enhance youth employees' workforce readiness and financial literacy skills. Excursions will include Meet & Greet, Industry & Business Tour facilitated by Wayne County Development Alliance, and a Day Visit to Beaufort. The City has allocated \$22,764 from General Funds to assist with the funding of the program this summer.
7. **Program Administration** has been allocated funds of \$65,696 of FY19-20 CDBG (20% HUD cap) and \$21,473 of HOME FY19-20 (10% HUD cap) to be utilized for administrative costs that are necessary for program planning and management of the CDBG and HOME programs/activities.
8. **Urgent Repair Program** has been allocated \$100,000 awarded by the North Carolina Housing Finance Agency (NCHFA) under the 2019 cycle of the Urgent Repair Program (URP19). This program provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities. A total of twelve (12) households are projected to be assisted under the program. The funds were sponsored by the NCHFA, with funds provided by the North Carolina Housing Trust Fund.
9. **Essential Single-Family Rehab Loan Pool Disaster Recovery (ESFRLP)** has been allocated \$130,000 awarded by Membership through the North Carolina Housing Finance Agency ("NCHFA") under the Essential Single-Family Rehabilitation Loan Pool -Disaster Recovery ("ESFRLP-DR"). This program provides Members with funds via a "loan pool" to assist with the rehabilitation of owner-occupied homes damaged by Hurricane Matthew, Tropical Storms Julia and Hermine. The funds provided by NCHFA come from the North Carolina Housing Trust Fund.

The City of Goldsboro was approved to assist with thirteen (13) homes impacted by Hurricane Matthew. The initial set-aside was \$150,000 for at least three houses (up to \$40,000 per house for repairs and \$10,000 per home for City admin. cost) for which we have received. The City will be funded an additional \$150,000 with each request of three (3) homes to NCHFA when the submission of reimbursement is completed. The additional \$130,000 (\$10,000 x 13 approved homes) will be used to improve low-to-moderate income households' quality of life through vital housing and community development activities (direct and indirect costs).

## Recommended Changes to Proposed Budget (Published May 6, 2019)

ACTIVITY	CDBG	HOME	OTHER FUNDS	PROGRAM INCOME		PRIOR YEAR FUNDS (As of 5-1-19)		TOTAL RESOURCES
				CDBG	HOME	CDBG	HOME	
Housing Rehabilitation				3,120				3,120
Hazardous Material (Testing and Monitoring)								0
Homebuyer Assistance		90,000						90,000
		<b>(Oringially \$30,000 + \$60,000 reallocated from CHDO Activity)</b>						
Public Facilities & Improvements	229,148					10,852		240,000
	<b>(Oringially \$239,148 - &lt;\$10,000&gt; reallocated to Public Service)</b>							
Public Services	33,635							33,635
	<b>(Oringially \$23,635 + \$10,000 reallocated fom Pub. Facilities &amp; Improvements)</b>							
Demolition and Clearance								0
Transitional Housing								0
CHDO Activity		103,259			4,048		324,726	432,033
		<b>(Oringially \$163,259 - &lt;\$60,000&gt; reallocated to Homebuyer Asst.)</b>						
Economic Development						23,511		23,511
Program Administration	65,696	21,473						87,169
Local Home Match	The City anticipates receiving a HOME Match Reduction Waiver of 100% (\$26,842)							0
Urgent Repair Program			100,000					100,000
ESFRLP-Disaster Recovery			130,000					130,000
<b>Total Allocations</b>	<b>\$328,479</b>	<b>\$214,732</b>	<b>\$230,000</b>	<b>\$3,120</b>	<b>\$4,048</b>	<b>\$34,363</b>	<b>\$324,726</b>	<b>\$1,139,468</b>

### CITIZEN PARTICIPATION (91.200 and 91.220 (b))

The City of Goldsboro Community Relations Department wishes to meet with interested citizens, agencies, groups and organizations who wish to discuss and express their concerns and ideas with regards to housing and non-housing needs of Goldsboro's low and moderate-income persons and families. An advertisement was published in the Goldsboro News Argus on May 6, 2019, relative to the holding of a May 31, 2019 public meeting, the scheduling of a June 17, 2019 public hearing, and the thirty-day comment period review. A second advertisement was published on June 4, 2019 relative to rescheduling the May 31, 2019 public meeting to June 14, 2019 and the scheduling of a June 17, 2019 public hearing.

All comments received at the June 14, 2019 public meeting and the June 17, 2019 public hearing will be incorporated into the final 2019-2020 Annual Action Plan. The City of Goldsboro's draft of the Annual Action Plan will be available for public review and comment from May 17, 2019 through June 17, 2019. Copies can be found at public access sites such as the desk of the City Receptionist and the office of the City Clerk, both at the City Hall Annex, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Goldsboro Housing Authority, 1729 Edgerton Street; and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov).

CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JUNE 17, 2019 COUNCIL MEETING



**SUBJECT:** Public Hearing – FY19-20 Draft Annual Action Plan

To allow the citizens of the City of Goldsboro the opportunity to discuss and express their comments regarding housing and non-housing needs that exist in the Goldsboro community as they relate to the 2019-2020 Draft Annual Action Plan for the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs.

**BACKGROUND:** It is statutorily required by United States Department of Housing and Urban Development (HUD) for all Grantees receiving annual allocations of CDBG and HOME to submit an Annual Action Plan by August 16, 2019, regardless of delays in the federal budget. The FY19-20 federal appropriations process was fully executed on April 15, 2019 and the City was notified of final allocations on May 3, 2019.

**DISCUSSION:** A thirty-(30) day comment period began on May 17, 2019 and will end on June 17, 2019. A public hearing must be held during this public comment period. Comments received at this public hearing and the public meeting scheduled for June 14, 2019 will be incorporated as part of the final 2019-2020 Annual Action Plan. An advertisement was published in the Goldsboro News Argus on May 6, 2019, relative to the holding of a May 31, 2019 public meeting, the scheduling of a June 17, 2019 public hearing, and the thirty-day comment period review. A second advertisement was published on June 4, 2019 relative to rescheduling the May 31, 2019 public meeting to June 14, 2019 and the scheduling of a June 17, 2019 public hearing.

The final 2019-2020 Annual Action Plan will identify activities to be funded with the City's FY19-20 CDBG and HOME funding allocations. Primarily, the objectives of the CDBG and HOME program are to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities, mainly for persons of low-to-moderate income. The City anticipates FY19-20 allocations to include \$328,479 in CDBG and \$214,732 in HOME funds. Additionally, the City will have available approximately \$34,363 in prior year CDBG funds and \$324,726 in prior year HOME funds (prior year balances as of May 1, 2019).

Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for low-income households, the City has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects.

The 2019-2020 Annual Action Plan is the 5th and final year of implementing the Five-Year Consolidated Plan for 2015-2020. A summary of the 2019-2020 drafted Annual Action Plan proposed activities and use of funds is included.

**RECOMMENDATION:** No action necessary. The Community Relations Department will have a final recommendation of the 2019-2020 Annual Action Plan for the Council's meeting on July 15, 2019.

Date: \_\_\_\_\_

\_\_\_\_\_  
Community Relations Director

Date: \_\_\_\_\_

\_\_\_\_\_  
City Manager