

CITY OF GOLDSBORO

ANNUAL ACTION PLAN

**FISCAL YEAR
2011-2012**



Prepared By

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2011-2012 ANNUAL ACTION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME INVESTMENT PARTNERSHIP PROGRAM



CITY OF GOLDSBORO, NORTH CAROLINA

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Interim City Manager

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TABLE OF CONTENTS

APPLICATION FOR FEDERAL ASSISTANCE

SF 424 CDBG
SF 424 HOME

EXECUTIVE SUMMARY	1
THE PLAN PROCESS	4
Lead Agency	4
Program Year	4
Institutional Structure	4
Coordination/Consultation	4
Program Goals	5
Citizen Participation Plan	5
COMMUNITY ABSTRACT	7
DEMOGRAPHICS	18
HOMELESS NEEDS	22
HOMELESS STRATEGY	26
SPECIAL NEEDS POPULATIONS	27
HOUSING NEEDS	31
ESTIMATE OF HOUSING NEEDS	35
HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN (FY 2011-2012)	39
ANNUAL ACTION PLAN	46

PROJECT PRIORITY LISTING	48
COORDINATION EFFORTS	59
ANTI-POVERTY STRATEGY	61
CITIZEN PARTICIPATION	61
GLOSSARY OF TERMS	62

ATTACHMENTS

ATTACHMENT I – Affirmative Marketing

ATTACHMENT II – Minority and Women Business

APPENDICES

APPENDIX A – Certifications

APPENDIX B – Monitoring Plan

APPENDIX C – Displacement and Relocation Federal Regulations

APPENDIX D – Neighborhood Revitalization Strategy Requirements

APPENDIX E – Citizens Participation

APPENDIX F – Public Comments

APPENDIX G – Table 1A Needs Analysis

APPENDIX H – Table 2B Needs Analysis

APPENDIX I – Maps

**GOLDSBORO, NORTH CAROLINA
ACTION PLAN
FY 2011-2012**

EXECUTIVE SUMMARY

PURPOSE

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 Program (CDBG), and Home Investment Partnership Program (HOME). As an Entitlement City, and as a prerequisite to receive funding, Goldsboro is required to conduct a comprehensive assessment of its housing and community needs and to present a plan of action in a detailed format prescribed by HUD.

BACKGROUND

A One Year Action Plan is required for each of the five years of the Consolidated Plan. The Action Plan covers July 1, 2011 through June 30, 2012. This is the second year of the City's Five Year Plan (2010-2014). This plan builds upon the strategies articulated in the Five Year Plan and represents the City's continued mission to provide programs, which address the housing needs of very low-, low-, and moderate-income citizens of Goldsboro. The Action Plan enables investors, nonprofit organizations, program administrators, elected officials, and concerned citizens to work with the City in the development of affordable housing and community development programs. The City of Goldsboro completed many of its strategic community goals in year 2010-2011.

The Action Plan describes the City's plan for the expenditure of Federal housing dollars for the coming fiscal year. It outlines activities of two (2) major formula grants: Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME). In FY 2011-12, the City anticipates receiving \$359,714 in CDBG funds and \$257,247 in HOME funds. Additionally, the City will have available approximately \$418,763 in prior year CDBG funds and \$377,286 in prior year HOME funds (prior year balances as of April 26, 2011); \$79,317 in local matching funds required for HOME program; and \$31,174 in program income. The City anticipates a total of \$1,444,184 in federal and local resources to carry out the activities identified in the Action Plan.

BRIEF OVERVIEW OF THE CDBG PROGRAM

The Community Development Block Grant (CDBG) Program is authorized under Title 1 of the Housing and Community Development Act of 1974, as amended. The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.

CDBG funds can only be used in compliance with the national objectives and eligibility requirements of the program. Participating jurisdictions (PJs) must certify that the projected use of funds have been developed so as to give minimum feasible priority to activities that will carry out one of the national objectives of:

- Benefit to low and moderate income families,
- Aid in the prevention or elimination of slums and blight,
- Addressing urgent needs

Low- and moderate-income (LMI), as defined by HUD, refers to households earning 80% or less than the area median income, adjusted for family size. A family of four in the Goldsboro Metropolitan Statistical Area (MSA) earning no more than \$49,300 in 2010, for example, is considered moderate income and eligible to receive benefits under the CDBG program (Table 1). Areas benefiting from CDBG-funded projects (water line, sewer, sidewalk, etc.) must be populated by households 51% of which must be LMI; with housing rehabilitation of single-family houses, however, each CDBG assisted house must be occupied by LMI persons. The following classes of people are considered to be LMI: abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, person with living with AIDS, or migrant farm workers. Facilities or activities to serve one or more of these groups are presumed to meet the LMI benefit requirements.

CDBG funds may be used for the prevention or elimination slums and blight. Urgent needs include such conditions as natural disasters and activities designed to address them that have a particular urgency because the existing condition pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. At least 70% of all CDBG funds spent must meet the LMI benefit test within a three-year period.

Table 1: Area Median Family Income (AMI) by Family Size – Goldsboro MSA
2010 AMI: \$49,300

Family Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8* Person
Extremely Low- Income (<30% of AMI)	\$10,600	\$12,100	\$13,600	\$15,100	\$16,350	\$17,550	\$18,750	\$19,950
Very Low Income (30% -50 % of AMI)	\$17,650	\$20,200	\$22,700	25,200	\$27,250	\$29,250	\$31,250	\$33,300
Low - Income (51% - 80% of AMI)	\$21,180	\$24,240	\$27,240	\$30,240	\$32,700	\$35,100	\$37,500	\$39,960
Moderate Income (81% - 95% of AMI)	\$28,250	\$32,250	\$36,300	\$40,300	\$43,550	\$46,750	\$50,000	\$53,200

Source: U.S. Department of HUD

*For families over 8, multiply the relevant four-person limit by 132% plus 8% for each additional child. For example, family of 9 at 80% median income: \$48,200 X 140% = \$56,420.

BRIEF OVERVIEW OF THE HOME INVESTMENT PARTNERSHIP PROGRAM

The HOME Investment Partnership (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-income households. It was intended that local participating jurisdictions work with nonprofit organizations and the private investment community to achieve this goal. Cities may use their HOME funds to help renters, new homebuyers, or existing homeowners.

The incomes of households receiving HOME assistance must not exceed 80 percent of the area median income. However, for rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median family income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD adjusted median.

Cities receiving HOME funds are required to provide 15% of their HOME funds to Community Housing Development Organizations (CHDOs) for affordable housing development.

COMMUNITY PROFILE

Goldsboro is currently the 22nd largest City in North Carolina. However, between 2000 and 2009 Goldsboro's population decreased from 39,231 to 38,288, a 2.5% decline as shown in Table 2.

Conversely, the population in Wayne County grew at a rate of 3% between 2000 and 2008, from 113,329 to 113,671 persons. This indicates that people are leaving the City and newcomers to the area are settling in suburban areas elsewhere in the County. A lack of annexation could also skew the numbers if the City has grown in area as growth has occurred in outlying areas.

MARKET AND INVENTORY CONDITIONS

According to the U. S. Census Bureau, 2010 Census, there are 19,160 housing units in the City of Goldsboro, of which 2,969 (15.5%) were vacant and 16,191 (84.5%) were occupied. Of the 2,969 vacant units, 2.7% were owner vacancy and 8.2% were rental vacancy.

Of the 19,160 housing units in the city, it is estimated that 3,285 (17.1%) are substandard and those suited for rehabilitation accounted for 2,616 or 79.6% of all substandard units. These figures are based on the number of homes built before 1950 plus the number of homes that lack complete plumbing and kitchen facilities, and the number of homes that lack a source of heat. Census data does not provide the condition of a housing unit beyond its age, completeness of plumbing and kitchen facilities and type of heat.

THE PLAN PROCESS

Lead Agency

The City of Goldsboro Planning and Community Development Department has acted as the Lead Agency in the synthesis of the City of Goldsboro's Five-Year Consolidated Strategy and Action Plan, to be submitted to the U.S. Department of Housing and Urban Development for formula grant program funding consideration beginning with FY 2011. As Lead Agency, the Community Development Department has provided for public meetings and interagency forums in which citizens, agencies, and interested parties have been encouraged to participate in identifying community needs and developing strategies to address those needs. The Community Development Department has sought to incorporate this dialogue into the production of this five-year strategy and annual Action Plan.

Program Year

The City of Goldsboro defines its program years for and the 2011-2012 Action Plan as beginning July 1, 2011 and ending June 30, 2012. The City of Goldsboro's program year, July 1 through June 30, as defined, shall constitute an annual period of time in which formula grant program funding received shall be administered by the City. The City's second program year shall begin July 1, 2011 and end June 30, 2012.

Institutional Structure

The City of Goldsboro, through its Planning and Community Development Department, shall administer and monitor the use of formula grant programs funding as provided from the U.S. Department of Housing and Urban Development for the purpose of implementing the Five-Year Strategy and this Annual 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 Annual Action Plans.

The City of Goldsboro, as specified in this plan, subcontracts with area non-profit organizations, and is represented on various boards, committees, and commissions that undertake some of the program aspects of this plan. As funds are 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.

Coordination/Consultation

The City of Goldsboro will work with all area service providers, as identified in this strategy, to ensure that the objectives of the strategies are met. Although private funding is not currently available to the City to address all the defined objectives at this time, the City, through the Community Development Department and other appropriate City departments, shall encourage the private and nonprofit sectors to assist with resources as deemed appropriate. Many of the area's nonprofit service providers currently receive the support of the private sector in terms of donations and volunteers that extend services to the City's low and moderate income citizens. These services would be greatly limited without the support of the private sector.

CDBG funds received from HUD during the five-year period of this plan shall be applied to achieve the objectives set forth in this plan. Non-profit organizations that have been identified in the plan will be assisted with CDBG funding, as is deemed appropriate, to ensure that the goals of City are realized.

Program Goals

Central to the City of Goldsboro Five-Year Strategy and Annual Action Plans is the City's goals, which mirror HUD's program goals to foster decent housing, to create a suitable living environment, and to expand economic opportunities.

Citizen Participation

Participation -- The City of Goldsboro provides for and encourages citizen participation in the development and implementation of the Consolidated Plan and any subsequent amendments, Action Plans and performance reports. Particular emphasis is placed on participation by persons of low and moderate-income who are residents of low and moderate-income neighborhoods, slum and blighted areas, and residents of public housing.

Access to Information -- The City of Goldsboro provides citizens with reasonable access to local information and records related to the City's proposed and actual use of funds through public meetings that are advertised in a local newspaper of general circulation. The meetings are also publicized on the City's website and public radio stations, where allowed. The meetings are conducted within the city limits in or near areas identified as slum and blighted and areas of predominantly low and moderate-income persons. All meetings of the City are accessible to persons with disabilities.

Anti-displacement -- In order to comply with the requirements of Section 104(d) of the 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 (Attachment B). 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 as Attachment A of this Plan.

Publishing the Plan -- A summary of the plan was published in the Goldsboro News-Argus on April 3 and 17, 2011. Copies of the Plan were available upon request in accordance with City policies regarding making copies. The City considered any and all comments or views in writing or orally received at the public hearing in preparing the Consolidated Plan, and such comments will be attached to the final plan to be submitted to HUD.

Public Meetings/Hearings -- The City of Goldsboro provides for a minimum of two public meeting and/or hearings per year to obtain citizen's views and to respond to proposals and questions at all stages of the Consolidated Plan, including its development, substantial amendments, Annual Action Plans and Annual Performance Reports. Public meetings and/or

hearings are advertised in the Goldsboro News-Argus, the City's Website, and local radio and television stations.

The City of Goldsboro will provide a translator for non-English speaking residents in the case of public hearings when the City is notified that a non-English speaking resident will be in attendance. An interpreter will also be provided for hearing-impaired residents. Such requests must be made to the City Clerk's office no later than five (5) days prior to the public hearing.

Notice of Hearings -- All public meetings and hearings are advertised in the Goldsboro News-Argus. Copies of the Annual Action Plan are available upon request in accordance with City's policies regarding making copies. The City considers all comments or views in writing or orally received at public hearings in preparation of the Consolidated Plan and Annual Action Plan, and such comments are attached to the final plan to be submitted to HUD.

Access to Meetings -- The City of Goldsboro held two meetings in the early stages of the development of this plan. One meeting was held for area non-profit agencies, housing providers and service providers to receive their unique inputs and perspectives concerning the needs of low and moderate-income citizens in Goldsboro. Two other meetings were held open to the general public. One meeting was held at the Herman Park Center, 901 East Ash Street and one was held at Rebuilding Broken Places, 2105 North William Street. Notification of all meetings was published in the Goldsboro News Argus, sent through direct mail and email messages, on public radio and television. All locations of public meetings and hearings are handicap accessible.

Comments -- There was a 30-day comment period prior to the submission of the Consolidated Plan and subsequent Action Plans. These comments were considered and incorporated in the final approved Plan submitted to HUD. The availability of the Plan was advertised in the Goldsboro News-Argus detailing where the Plan can be reviewed. The Plan was available at the City Planning Department in the City Hall Annex, 200 North Center Street, at the 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.ci.goldsboro.nc.us.

Amendments to the Consolidated Plan -- A public hearing will be conducted whenever amendments are proposed which add, delete or substantially change the adopted Consolidated Plan and subsequent Action Plans. Proposed amendments to the plans will be advertised in the Goldsboro News-Argus no earlier than four weeks prior to the public hearing and no earlier than ten days prior to the hearing, setting the time, date and place of the hearing. A period of 30 days will be provided to receive public comments. A change to the Annual Action Plan is considered substantial whenever a budget line item is changed 25% or more, if an objective is deleted or added to the Plan, or if an activity within an annual Action Plan is added or deleted.

Performance Reports -- The City of Goldsboro will perform a Consolidated Annual Performance and Evaluation Report (CAPER) to report the use of CDBG and HOME funds. Further, an independent audit will be performed annually to examine the use of CDBG and HOME funds. Such reports will be available for public inspection and review. A notice will be published stating where and when the CAPER will be available for inspection. The CAPER will be made available for public inspection at least 15 days prior to its submission to HUD. Further, a public hearing will be held to receive citizen comments, input and questions regarding the CAPER prior to its submission. All comments, written or oral, received at the public hearing will be considered and a summary of those comments will be attached to the CAPER.

Availability to the Public – The Consolidated Plan, substantial amendments and the CAPER will be made readily available to the public both upon request at the City Planning and Development Department and on the City’s website. Copies will be provided according to the City’s policies of making copies for the public.

Access to Records -- The City will make available to anyone during normal business hours access to information and records relating to the Annual Action Plan and use of funds for programs in previous years.

Technical Assistance -- The Goldsboro Community Development Office provides technical assistance to groups providing services to low and moderate income persons. Those groups must meet the U.S. Department of Housing and Urban Development (HUD) national objectives and providing programs and activities consistent with this Annual Action Plan. Further, participation by residents of public and assisted housing is expressly encouraged. Notices of upcoming meetings and public hearings are mailed to and posted at public housing sites and posted in areas known to be predominantly low and moderate-income.

Complaints -- The City will be responsible for receiving and responding in writing to written complaints and grievances related to the Annual Action Plan activities. All complaints will be reviewed by the Citizens Advisory Committee at their next regularly scheduled meeting. City staff will respond to written complaints and grievances in writing within 15 days of their receipt, where practical, based on the Citizens Advisory Committee’s findings, if the complaint(s) is (are) justified.

COMMUNITY ABSTRACT

Community Background and Trends - The City of Goldsboro is located in the east-central part of North Carolina. Incorporated in 1847, the City is the largest municipality in Wayne County with an estimated population of 38,313 and a land area of approximately 27.2 square miles. Situated in the approximate geographic center of the County, the City also serves as the County seat.

The City operates under the Council-Manager form of government. The six members of the Council are elected from districts. The Mayor is elected at-large and is the presiding officer of the Council. The Mayor and Council members serve four-year terms.

The Mayor Pro-Tempore is selected by the Council. The Manager is appointed by the Council and serves as the chief administrative officer of the City and is responsible for administering the policies and ordinances of the Council.

The City provides its citizens with a wide range of services that includes police and fire protection, sanitation, transportation, cultural and recreational activities, planning and zoning, community development, building inspections, cemetery, and general administrative services. In



addition, the City owns and operates water, water reclamation and compost utilities. This report includes all of the City's activities related to these services.

The City continues to maintain a system of budgetary controls as required by state statutes that promote a sound financial management and fiscal accountability. The City Manager annually submits to City Council by May 1st, a proposed budget for the upcoming fiscal year. The Council is required to hold public hearings on the proposed budget and to adopt a final budget no later than June 30. The annual budget is prepared

by fund and department. During the fiscal year, the City Manager or designee is authorized to approve all transfers of revisions, but the City Council must approve any revisions that change the total budget of any fund. Budget-to-actual comparisons are presented in this report for each individual fund for which an appropriated annual budget has been adopted. For the General Fund, the comparison is presented on page 25s as part of the basic financial statements for the governmental funds.

FINANCIAL CONDITION

Local Economy - The City has a diversified economy based upon manufacturing, agriculture, and governmental institutions that are supported by a mix of wholesale and retail businesses as well as numerous service providers. This diversity is also reflected in the international composition of the firms. Manufacturers with foreign ownership have corporate ties with Great Britain, Japan and Mexico.

Local industries are involved in a range of operations from simple assembly to complex manufacturing processes, resulting in products ranging from bread and poultry feed to automobile parts and electric transformers. The Wayne County Development Alliance, Inc. recognizes 64 major manufacturers and distributors/wholesalers and machine shops in the County who account for more than 9,500 jobs. Substantial technological improvements in recent years involving modernization of plant facilities and the addition of sophisticated manufacturing equipment have resulted in enhanced profitability and productivity for many of the local manufacturing firms.

During the last five years, the area has seen the location of several new manufacturing, warehousing and distribution facilities and the expansion of even more such operations. Increases in non-manufacturing employment also continue to contribute to a stable local economy. The state also is a significant economic presence thanks to a major psychiatric hospital and mentally handicapped facility each employing more than 1,000 healthcare professionals and staff.

Wayne Community College (“WCC”), located in the City, has approximately 5,000 students enrolled annually in its 836 curriculum courses in 87 programs of study in college transfer, technical and vocational areas. Approximately 23,000 additional students enroll each year in academic, occupational and vocational courses offered in Wayne Community College’s Division of Continuing and Adult Education.

Progress Energy has begun construction of a \$900 million natural gas-fueled power plant in Wayne County. This construction project is estimated to create up to 500 construction jobs at the height of this 24-month building process. This plant is expected to open in 2013 and generate 950 megawatts of electricity, more than doubling the existing output.

Governor Beverly Perdue announced the construction of a new 410,000 square-foot psychiatric facility for Goldsboro. This new facility will be located approximately one-half mile from the current facility and will house residential patient care units, therapy and medical facilities and service and administrative support areas. This \$93.34 million construction project is expected to create an additional 650 jobs for Goldsboro and Wayne County.

AAR Cargo Systems acquired the 106,300 square foot shell building at ParkEast, the Wayne County Industrial Park and to date employs approximately 300 people. In 2007, AAR announced that Goldsboro has become the headquarters for their entire Cargo Systems operation and has set a long-term target of 500 jobs by the year 2011.

The Kitty Askins Hospice Center, originally built in 1995, is expanding from a 12 bed to a 24 bed facility. This \$2.5 million expansion will increase the center’s size by 13,000 square feet. In addition to more patient rooms, it will include a new chapel, new all-purpose room for volunteer activities and family gatherings and new family kitchen.

The City serves as the medical care center for the County and portions of surrounding counties. Wayne Memorial Hospital, located in the City, is a 316-bed acute-care facility offering a wide range of major medical services. Its original main tower was constructed in 1970 and, in 1993 a new four-story wing was completed to provide greater service to patients and families. In 1997, 2001 and 2003 additional renovations were completed, including renovation of the surgical, telemetry and pediatric units; reconditioning and remodeling of the psychiatric unit, medical unit and oncology unit; and upgrading the front entrance lobby and the ground floor. In 2004, expansion of the hospital cafeteria was completed. In 2005, a new Southeast wing was added and currently serves the endoscopy, pharmacy, rehabilitation services and clinical engineering departments, in addition to providing space for classrooms and an auditorium.



In 2007, the existing MRI unit was replaced with a new state-of-the-art MRI unit to expand imaging services. Completed in early 2008 was the replacement of the Hospital's energy plant, in-house laundry, and maintenance shop as well the installation of an upgraded electrical distribution system to support the growing needs of the Hospital campus.

The retail sector of the economy is holding steady. Goldsboro has opened an 184,000 square foot Wal- mart store and seventeen new retail shops are included within this shopping center. Ashley Furniture, a 35,000 square foot building, will serve as the anchor tenant in the Goldsboro Promenade, which will also include a 17,100 square foot facility for various general business shops. Memorial Commons will consist of three anchor stores and various smaller shops. Permits have been issued for future projects, restaurants (i.e. O'Reilly Automotive, Employment Security Commission Office, Uncle Yammy's Rib shack, Dollar General Store and Murphy Gas Station), several office/administration buildings, retail stores and construction for a \$1 million day care facility.



In addition to the commercial projects, several residential neighborhoods continue their construction. Glenda's Pointe, a subdivision for sixty-eight single-family homes, has completed installation of utility services and streets and several homes have been completed. Bradbury Apartments, an apartment complex consisting of twelve multi-story buildings with two hundred eighty-eight high-end apartments, was finished this fiscal year. Plans have

been submitted for twelve (12) more duplexes at the Windsor Creek Subdivision. Commercial development is expected to occur adjacent to this subdivision.

The economic conditions state and nationwide are beginning to impact the small businesses in downtown Goldsboro. We realized a net loss of eight businesses this year, the first year we had a net loss in over five years. However, due to our promotional and revitalization efforts, we did have some positive situations occur. We realized \$3,297,841 of public investments and \$2,005,685 in the private sector. A significant \$600,000 private investment was made in a building that has been vacant for decades to covert it into a multi-use building with a model railroad club on the first floor and three beautiful apartments on the second floor, putting 6,000 square feet of space back into positive production for downtown. The Downtown Goldsboro Development Corporation and the City of Goldsboro won a Main Street award this year for the "Best Public Building Improvement" for the restoration of historic City Hall.

The efforts of the Downtown Goldsboro Development Corporation (DGDC) earned it recognition during 2009 for commercial district revitalization by meeting standards for performance set by the National Trust for Historic Preservation's National Main Street Center. The DGDC joined 640 other Main Street revitalization programs nationally recognized as 2009 Accredited National Main Street Program.

The NC Division of Tourism, Film & Sports Development, has just released the 2009 tourism economic impact numbers for Wayne County. Travel in Wayne County generated an economic

impact of \$113 million in 2009. This is a 6.1% decrease over 2008. Approximately 910 jobs in Wayne County were directly attributable to travel and tourism and the industry generated \$16 million in payroll for the county. State and local tax revenues from travel to Wayne County in 2009 amounted to \$9 million. Of the 100 counties in North Carolina, Wayne County is ranked 29th in the State for travel and tourism.



Seymour Johnson Air Force Base (the “Base”), located in the City, contributes significantly to the local economy. The Base is the home of the Air Combat Command’s 4th Fighter Wing and 916th Air Refueling Wing, an Air Force Reserve unit and several small associate units. Seymour

Johnson Air Force Base occupies over 50,000 acres in the southeast section of Goldsboro. The Base currently employs approximately 4,557 active duty military personnel, 974 civilian personnel and 1,047 full-time air reserve technicians. The annual civilian and military payroll exceeds \$331 million.

During fiscal year 2009-10, economic problems started to be seen; the City began various expenditure management efforts to help maintain its AA-/Aa2 bond ratings. These actions included reductions in operating expenses and postponement of capital projects during the period of financial uncertainty.

Long-Term Financial Planning - The Paramount Theater was purchased by the City of Goldsboro in September 2008 for \$4.5 million. A private contractor rebuilt this facility that had been destroyed by fire in 2005. This 15,170 square foot performing arts facility boasts a soaring three-story lobby and 500-seat auditorium reminiscent of the 1920’s.



Plans are also being developed for Stoney Creek Park to include bike paths/trails, a natural amphitheater, open green space development, picnic/activity area, bathrooms and entranceway enhancements. The enhancement of this park is contingent upon us receiving funds through the PARTF grant. We are currently creating a park master plan and applying for the PARTF grant. In June 2009, the City of Goldsboro was awarded the Fit Community Grant. Part of the funds from this grant were used to purchase three

climbing artificial boulders with fall zones and a section of the walking trail with Born Learning trail signs in the children’s area at Stoney Creek Park. The City of Goldsboro is also close to installing the first phase of our dog park at Stoney Creek. A community butterfly garden was recently installed. A contract between the NC Dept of Environment and Natural Resources and the City of Goldsboro was approved for the construction of approximately one mile of new trails for walkers/joggers/bicyclers.

The City of Goldsboro had a Utility Master Plan prepared in 2009. The scope of the Utility Master Plan is to project long-term water and sewer utility needs for water treatment and distribution, water supply, wastewater treatment and collection. The most pressing near term need is to upgrade the existing water treatment plant originally constructed in 1952. The new EPA water regulations require higher water treatment standards than when the water plant was originally constructed. Also, recent drought years have pointed out the need for the City to explore options for alternative water supplies.

In December 2009, the City of Goldsboro began construction of Phase 1 of the Water Treatment Plant Improvements. This began a \$6.4 million project, part of an overall multi-stage improvement program on the water treatment system. This Phase 1 project rehabilitates the City's 1952 water treatment plant by rebuilding filters, replacing valves and old piping, recoating sedimentation basin walls, converting pump motors from 2300 volts to 4800 volts, replacing Neuse River Pre-sedimentation pumps with variable speed drives, and rebuilding water plant roof.

In April 2010, Seymour Johnson AFB broke ground for the construction of the 4th Mission Support Group Consolidated Support Center. This new \$12 million building will house five organizations: the 4th Mission Support Group headquarters, 4th Comptroller Squadron, 4th Contracting Squadron, 4th Force Support Squadron and the legal service office. This building is set for completion by the summer of 2011.

The City of Goldsboro and NC Department of Transportation declared a partnership to combine resources to restore the historic Union Station; the NC Department of Transportation Rail Division purchased the Station back from private ownership during the summer of 2007. Listed in the National Register of Historic Places, the Goldsboro Union Station was built in 1909, designed in an eclectic style and is dubbed one of the most ambitious stations of its type in North Carolina, expressing Goldsboro's early position as a regional railroad center. The Union Depot operated passenger services until 1968 and in 1972 the station was sold to a private business. The two-story Depot building is nearly 10,000 square feet in size situated on a property that encompasses two city blocks. The Depot is a critical component of three complimentary, master plans or goals. These include the North Carolina Department of Transportation's passenger rail service plan, the City of Goldsboro's Master Plan and Neighborhood Revitalizations Plan for the area, and the joint plans of the North Carolina Department of Transportation and the local Goldsboro/Wayne consolidated public transportation system, Gateway.

The NC Department of Transportation Rail Division has an established history of linking passenger and commuter rail lines to historic train stations renovated through their Passenger Station Rehabilitation Program. The Economic & Fiscal Impact Analysis of Station Revitalization Study completed in December 2003 evaluated the impact of seven station rehabilitation projects to determine the return expected from the investment and found: "The \$63 million (2003 dollars) investment to revitalize these stations is estimated to generate over \$94 million in wages for NC residents for a payback ratio of 1.47 across all stations over the forecast horizon." "Thus, the station revitalization program not only serves a transportation function, it provides economic stimulus for local economies."

The project has incurred over \$2,000,000 to-date in federal, state and local funds and is currently in the process of having the schematic designs completed by the architect, David E. Gall. To date we have conducted a series of environmental studies, hired a architectural conservator, George Fore, to conduct a Historic Finishes Analysis, hired a transportation consulting company, Martin, Alexiou and Bryson to conduct a Goldsboro Union Station Facility Plan,

conducted select demolition of ancillary, non-historic buildings on the property, performed a Stabilization Assessment by David E. Gall and completed the stabilization work and, lastly, we have rehired David E. Gall, Architect, to conduct the Design Development and Construction Document phase of the project to prepare construction bid documents. We are 98% complete with this portion of the project as of September 2010.



The City of Goldsboro recently conducted a Downtown Master Plan that was adopted August 2007. The plan covers 1.3 square miles and concentrates on the downtown commercial core as well as the surrounding historic residential neighborhoods. The Depot site anchors the western portion of the targeted plan area. The activity generated by a multi-modal transportation center housed in the Station building will help to solidify our existing investments in this plan and create opportunities for affordably priced historic homes relative to those available in nearby Raleigh, especially once the restoration of the station creates the momentum necessary to expand commuter service to Raleigh through Selma. The proposed plan identifies approximately \$157 million dollars of new private development. In addition to the Station, the final plan report also identified the reconstruction of the Paramount Theater, the Community Recreation facility, City Hall and Wayne County Courthouse as major anchors for downtown's future development. The targeted plan areas are located within a larger, locally certified historic district recognized by the State Historic Preservation Office and the National Park Service. Restoration of the Depot will be accomplished in accordance with the Department of Interior Standards for Historic Rehabilitation and in cooperation with the State Historic Preservation Office.

The Depot restoration and reuse project will also directly and indirectly impact a current and ongoing City of Goldsboro Neighborhood Revitalization Plan created and adopted in early 2006. It is more a strategy and commitment than a Plan but the formulation of it created partnerships between the City of Goldsboro, Preservation NC, Self-Help and the Downtown Goldsboro Development Corporation (DGDC). A major emphasis is placed on saving our historic homes, securing them, and marketing them through PNC to people willing to restore and live in them in an owner-occupied situation. Since its adoption, we have gotten control of 39 historic properties either through donations, acquisitions or options. Thirty-three of these are homes located within neighborhoods surrounding downtown. We have sold seventeen of the homes to people from across the country as single-family, owner-occupied situations that are rehabilitating the homes. Two of these homes we have sold twice! A good indication that the restrictive covenants and

rehabilitation agreements work! Six of these structures are commercial properties that the partnership with PNC has saved from demolition; one of which is to be the future home of the DGDC office, one was purchased and renovated at a private investment of over \$500,000 and the remaining four, others have been sold with plans to restore and reuse by a private developer for retail/commercial. We have also built three affordable homes in partnership with Self-Help within one of the three targeted neighborhoods and have sold all three. Two ended up selling to people above the low-to-moderate income parameters and bought the homes without any of the homebuyer subsidies we have available; thus selling at market-rate value. Statistics are reported each year to each year to the NC Main Street Center as part of our annual certification requirements and represent investment within the Municipal Service Tax District.

Statistics for the Three Years prior to Neighborhood Plan

	<u>03-04</u>	<u>04-05</u>	<u>05-06</u>
Public Investment	\$ 691,197	\$ 1,886,112	\$ 4,541,287
Private Investment	<u>549,251</u>	<u>543,676</u>	<u>1,028,464</u>
Total	\$1,240,448	\$ 2,429,788	\$ 5,569,751

Total Investment over 3 Year Period: \$9,239,987

Statistics for the Three Years after the Neighborhood Plan

	<u>06-07</u>	<u>07-08</u>	<u>08-09</u>
Public Investment	\$6,385,411	\$ 5,870,489	\$ 3,631,840
Private Investment	<u>4,168,142</u>	<u>10,415,724</u>	<u>3,117,669</u>
Total	\$10,553,553	\$16,286,213	\$ 6,749,509

Total Investment over 3 Year Period: \$33,589,275



Furthermore, the Public Transportation Division of the NCDOT is also supporting, endorsing and working in conjunction with the Rail Division, City of Goldsboro, Wayne County, and the local Goldsboro/Wayne consolidated public transportation system, Gateway, to develop this transportation center in the Union Station. The Public Transportation Division’s mission is to create seamless transportation throughout the State. While serving as the initial catalyst for this project, Gateway will be housed in the Station and relocate their existing administrative offices and, at a minimum, locate a transfer station at the site. We have received \$1,355,000 in federal funding for this project where the state and local governments will be

required to match funding at a 10% level each. This team effort will create a seamless system from point of origin to destinations in the Wayne County area while maximizing limited resources. It will aid in meeting air quality thresholds, meet ridership, workforce, industry and military demands for accessible and affordable transportation and provide a vital access point to other origins and destinations along the existing rail system. Also, we anticipate that there will be future opportunities for future passenger rail service east to Morehead City. Currently, a community Transportation Plan is being conducted by consultants Martin, Alexiou, and Bryson with Gateway, City, County and NCDOT representatives and other stakeholders to create a short-term and long-term plan for Gateway services, facility needs, and community transportation needs.

U.S. Highway 70 is one of the primary East-West corridors traversing eastern North Carolina. The vision is to transform U.S. 70 into a freeway from Interstate 40 to the coast. The corridor is a major facility connecting the Raleigh, Smithfield, Goldsboro, Kinston, Havelock, and Morehead City areas. With a major deep-water port located in Morehead City and Kinston, the Global Transpark, the corridor will be heavily used for freight movement. Seymour Johnson Air Force Base in Goldsboro and Cherry Point Marine Corps Air Station in Havelock are two military bases located just off U.S. 70. The importance of this corridor has also been recognized in the

Rural Prosperity Task Force Report, as one of three corridors statewide that should be improved to assist economic development in the primarily rural areas. North Carolina Department of Transportation began construction on this section of the corridor for Wayne County in 2008 with a projected completion date December 2011.

The City annexed Phase XI, Study Area E of the annexation plan on September 30, 2008. With this annexation, staff members were added as part of the current budget to provide services in this area. Also, new equipment was purchased to accommodate these additional services. This phase of annexation added approximately 474 acres, 8.67 miles of paved street mileage and 1123 residents to the City of Goldsboro. Goldsboro is in the process of expanding sanitary sewer services to these residents.

RELEVANT FINANCIAL POLICIES



The City utilizes the pooled cash and investment concept in investing temporarily idle cash. The criteria for selecting investments are safety, liquidity and yield. The investment policy of the City is guided by state Statute and as a result, investments in certificates of deposit, short-term money market arrangements, and the North Carolina Capital Management Trust, an SEC registered mutual fund, have been made. All deposits are either insured by federal depository insurance or collateralized by pledged securities.

During the course of each year's budget development process, the City's departments update the City of Goldsboro's capital projects ten-year compensative plan. This plan is presented and reviewed by the City Manager and City Council each fiscal year and used as a planning tool in preparing the fiscal budget.

The Goldsboro City Council adopted fiscal policy guidelines in April 2010. This fiscal policy is a statement of the guidelines and goals that will influence and guide the financial management practice of Goldsboro. The City's debt policy ratio of direct net debt service expenditures as a percent of total governmental fund expenditures should not exceed 15% with an aggregate ten-year principal payout ratio target of 55% or better. The City will strive to maintain available fund balance in the General Fund at a level sufficient to meet its objectives. The City will target an available fund balance at the close of each fiscal year equal to 15% of the General Fund Operating Budget.

RISK MANAGEMENT

The City is self-insured for property damage for \$50,000; general liability, professional liability and automobile liability for \$10,000; and worker's compensation for \$100,000. The City utilizes commercial insurance carriers to provide coverage for claims in excess of the self-insured retentions.

All full-time employees are provided with health care coverage for hospitalization and major medical expenses within specified limits. The plan is self-funded by the City and administered by a third-party administrator. Stop-loss coverage is carried for individual claims in excess of \$110,000 per employee.

Coupled with the self-insurance program is an on-going comprehensive program of loss control and safety in the workplace. The administrative staff includes safety and management professionals who provide a continuous review of operations, management practices, property exposures, etc. to identify and minimize the City's exposure to risk.

Although the City is not in an area of the State that has been mapped and designated an "A" area (an area close to a river, lake or stream) by the Federal Emergency Management Agency, the City has elected to carry flood insurance through the National Flood Insurance Plan (NFIP) on those buildings located within the 100 year flood area. The City has also purchased commercial flood insurance coverage from \$5,100 to \$500,000 per structure based on specifically identified structures located in the 100 year flood area. In accordance with G.S. 159-29, the finance officer and tax collector are each individually bonded for \$50,000 and \$55,000 respectively.

PENSION PLANS

The permanent full-time employees of the City participate in the Statewide North Carolina Local Government Employees' Retirements System (NCLGERS), a cost-sharing multiple-employer public employee defined benefit plan administered by the State of North Carolina. The NCLGERS plan is funded by contributions from the City equal to 4.91% of participant earnings

for employees not engaged in law enforcement and 4.86% for law enforcement officers for the period of July 1, 2009 to June 30, 2010 and employee contributions of 6.0% of earnings.

The City is required by State statute to provide an annual separation allowance benefit to law enforcement officers. The qualified law enforcement officers are entitled to an annual retirement benefit of .85% of the annual equivalent of the base rate of compensation most recently applicable to the covered employee for each year of creditable service. The City is responsible for management of this benefit program. An actuarial study has been conducted; however, the City has chosen to fund the amount necessary to cover the benefits earned as they become due.

The City is also required by State statute to contribute an amount equal to 5% of participant earnings to a supplemental retirement plan (401-K) for law enforcement officers. No contribution is required of the participant in this plan, but voluntary contributions are permitted up to the legally allowed maximum under tax deferral law. The City has no fiduciary responsibility for this plan.

The State of North Carolina contributes on behalf of the City an amount to the Fireman's and Rescue Squad Worker's Pension Fund. The City has no liability for the funding of this pension fund.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Goldsboro for its Comprehensive Annual Financial Report for the fiscal years ended June 30, 1990-1993 and 1995-2009. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial records.

In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

DEMOGRAPHICS

Goldsboro is currently the 22nd largest City in North Carolina. However, between 2000 and 2009 Goldsboro’s population decreased from 39,231 to 38,288, a 2.4% decline as shown in Tables 2, 3, and 4.

TABLE 2: GOLDSBORO POPULATION TRENDS: 2000-2009

Year	Population	% Change	Total Population Change
2000	39,231		
2009	38,288	-2.4	-943

Source: 2000 Census and US Census Bureau, 2007-2009 American Community Survey 3-Year Estimates

Conversely, the population in Wayne County grew at a rate of 2% between 2000 and 2009, from 113,329 to 113,510 persons. This indicates that people are leaving the City and that newcomers to the area are settling in suburban areas elsewhere in the County. A lack of annexation could also skew the numbers if the City has grown in area as growth has occurred in outlying areas.

**TABLE 3
POPULATION BY RACE, CITY OF GOLDSBORO, 2000 and 2009**

Race	2000		2009		2000-2009 Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent
African-American	20,397	52.2	20,627	53.9	230	1.1
White	16,803	43.0	14,848	38.8	-1,955	-11.6
Hispanic	1,052	2.7	1,288	3.4	236	22.4
Other Races	979	2.1	1,525	3.9	546	55.8
Total	39,231	100%	38,288	100%	- 943	-2.4

Source: 2000 Census and US Census Bureau, 2007-2009 American Community Survey 3-Year Estimates

Total Households and Household Size. During the 2000 to 2009 period, the City of Goldsboro experienced an increase of 1,561 households from 14,630 in 2000 to 16,191 at the end of 2009 or an increase of 10.6%. The average household size in Goldsboro decreased from 2.4 to 2.2 persons per household, as shown in Table 5. The percentage of children and young adults ages 24 and lower decreased by 5.4%. During the same period, the percentage of adults between the ages of 25 and 64 decreased by 1.6%. Elderly persons, however, those ages 65 or over, increased by 12.5% as shown in Table 6.

**TABLE 4
POPULATION BY AGE, CITY OF GOLDSBORO, 2000 and 2009**

Age	2000		2009		2000-2009 Change	
	Number	Percent Of Total	Number	Percent Of Total	Number	Percent
<25	14,280	36.4	13,502	35.0	- 778	- 5.4
25-44	11,691	29.8	9,455	25.0	-2,236	- 19.1
45-64	7,846	20.0	9,296	24.0	1,450	8.5
65+	5,414	13.8	6,035	16.0	621	11.5
Total	39,231	100%	38,288	100%	- 943	- 2.4

Source: 2000 Census and US Census Bureau, 2007-2009 American Community Survey 3-Year Estimates

Also during the 2007-2009, the number of larger households (family and non-family) with four or more persons was 2,623 reflecting 16.2% of the total number of households (16,191). While the City's overall population decreased, the number of households actually increased, revealing smaller household sizes. The increase in the population under the age of 65 shows an in-migration and a remaining aging population. This phenomenon can create special housing needs focused on the elderly, while at the same time creating a need to attract and retain younger householders.

While the City's overall household size is 2.2 persons per household, Census data reveal that Hispanic households are larger at 3% persons and African-American households are at 3.2%, as compared to White households at 2.25. 10.2% of the population, or 3,915 persons, live in group quarters, 43.3% of which are correctional facilities, 14.4% are military quarters, and 12.3% in nursing homes. The remaining 30% of this group live in specialized housing including shelters, group homes, juvenile institutions or treatment facilities.

Low and Moderate Income Households. Map 2 illustrates that low and moderate income households are located along of Ash Street and west of Seymour Johnson Air Force Base, and the northwest portion of the City bordered by Ash Street, Highway 117 and US Highway 70 Bypass and the northern portion of the City north of US Highway 70 Bypass. Other smaller areas include the areas just east of Colonial Heights Road and west of Millers Chapel Road.

**TABLE 5
HOUSEHOLD BY SIZE, CITY OF GOLDSBORO, 2000 and 2009**

Household Size	2000		2009		2000 - 2009 Change	
	Number	Percent Of Total	Number	Percent Of Total	Number	Percent
1 Person	4,457	30.5	5,570	34.4	1,113	25.0
2 Persons	4,632	31.7	5,197	32.1	565	12.2
3 Persons	2,552	17.4	2,801	17.3	249	9.8
4+Persons	2,989	20.4	2,623	16.2	-366	- 12.2
TOTAL	14,630	100%	16,191	100%	1,561	10.7
Average*	2.4		2.2			

Source: 2000 Census and US Census Bureau, 2007-2009 American Community Survey 3-Year Estimates

*Average Household Size

**TABLE 6
HOUSEHOLD BY AGE, CITY OF GOLDSBORO, 2000 AND 2009**

Household Age	2000		2009		2000 – 2009 Change	
	Number	Percent Of Total	Number	Percent Of Total	Number	Percent
24 & Under	1,256	8.6	1,756	10.8	500	40.0
25 to 44	5,562	38.0	5,143	31.8	-419	- 7.5
45 to 64	4,377	29.9	5,426	33.5	1049	24.0
65 & Older	3,435	23.5	3,866	23.9	431	12.5
TOTAL	14,630	100%	16,191	100%	-549	10.7

Source: 2000 Census and US Census Bureau, 2007-2009 American Community Survey 3-Year Estimates

Race of Householder. The racial composition of households in the City of Goldsboro changed somewhat between the 2000 and 2009. The number of African-American citizens increased by 1,230 persons (1.1%), and the number White persons decreased by 1,955 persons (11.6%) as shown in Table 3. This is reflected in the number of households in that the number of African-American households increased by 1,435, 19.4% and the number of White households increased by 63, 1% as shown in Table 7. The largest rate of change was seen in the African American ho race households with an increased of 19.4%. Other races (Native American, Asian, Other Races, or Two or More Races) represented 3.4% of the total households.

Geographic Concentrations of Minority Households. African-Americans are the predominant minority within Goldsboro with 20,627 persons, or 53.9% of the total population. Whites make up 38.8 % of the population with a total of 14,848, with all other races comprising 7.3%, as shown in Table 3. Map 3 illustrates that minority households are located south of Ash Street and west of Seymour Johnson Air Force Base, and the northwest portion of the City bordered by Ash Street, Highway 117 and US Highway 70 Bypass, or Census tracts 14, 15, 16, 17 and 18. Each of these Block Groups has concentrations of African-American persons well over the City average of 53.9%.

**TABLE 7
HOUSEHOLDS BY RACE, CITY OF GOLDSBORO, 2000 AND 2009**

Race of Householder	2000		2009		2000-2009 Change	
	Number	Percent Of Total	Number	Percent Of Total	Number	Percent
African-American	7,405	50.6	8,846	54.6	1,441	19.4
White	6,732	46.0	6,875	42.0	63	1.0
Other Races	493	3.4	550	3.4	57	11.8
TOTAL	14,630	100%	16,191	100%	1,561	10.7

Source: 2000 Census and US Census Bureau, 2007-2009 American Community Survey 3-Year Estimates

Elderly. The number of persons age 65 and older living in Goldsboro increased from 5,414 to 6,126 during the period from 2000 to 2009, a 13.2% increase. Further, 12.5% of the total households within the City have at least one person age 65 or older. Of the persons age 65 and older, 62% of those are women. Households with persons 65 or older who are living alone total 692, 4.9% of the total households in the City. .

Poverty. According to the U. S. Census Bureau 2007-2009 American Community Survey, 9,572 persons, or 25% of the total population live below the poverty line. Thirty-five percent (35%) of related children under 18 were below the poverty level, compared with 17% of people 65 years old and over. Nineteen percent (19%) of all families and 43% of families with female householder and no husband present had income levels below the poverty level.

Unemployment. Since 2000, the unemployment rate for Wayne County has ranged from a low of 3.4% in 2000 to a high of 7.3% in 2002. According the April 6, 2011 report from the by the North Carolina Employment Security Commission, the unemployment rate for Goldsboro was 8.5% down from 8.8%.

The U. S. Census Bureau 2007-2009 American Community Survey shows the most common occupations were: Management, professional, and related occupations at 33%; Sales and office occupations at 24%; Service occupations at 20%; Production, transportation, and material moving occupations at 16%; and Construction, extraction, maintenance, and repair occupations at 6%. Seventy percent (70%) of the people employed were private wage and salary workers, (25%) were federal, state, or local government workers, and 4% were self-employed in own not incorporated business workers.

The Wayne County Economic Development Commission documents that the following are the ten largest employers within Wayne County in 2009 (last updated 3/3/2010):

- Seymour Johnson Air Force Base 6,171 employees
- Wayne County Public Schools 3,067 employees
- Wayne Memorial Hospital 1,448 employees
- Wayne County 1,096 employees
- O’Berry Hospital 1,053 employees
- Case Farms 1,012 employees
- Goldsboro Milling Company 1,000 employees
- Cherry Hospital 973 employees
- Mount Olive Pickle Company, Inc. 587 employees (+350 seasonal)
- Georgia-Pacific Corporation 520 employees

Education – According to the U. S. Census Bureau 2007-2009 American Community Survey, 83% of people 25 years and over had a least graduated from high school and 18% had a bachelor’s degree or higher. Eighteen percent (18%) were dropouts, not enrolled in school and had not graduated from high school.

The total school enrollment in the City of Goldsboro in 2007-2009 was 9,500. Nursery school and kindergarten enrollment was 970, elementary or high school enrollment was 5,900, and college or graduate school enrollment was 2,600.

Seymour Johnson Air Force Base – Seymour Johnson Air Force Base (SJAFB) plays a major role in the local economy. The air base is the home of the Air Combat Command’s 4th Fighter Wing and several other squadrons and detachments. SJAFB currently has 4,557 active duty, 1,047 reservists, and 974 civilian personnel, making it the largest employer in Wayne County. The air base has a tremendous impact on the local economy through outside retail sales, health care, education and recreational dollars spent. Seymour Johnson Air Force Base itself has 1,665 family housing units for its military personnel and their families on base. Many others add to the local economy by renting or purchasing housing off-base within Goldsboro.

HOMELESS NEEDS

The City of Goldsboro has made extensive efforts to address homeless services. In addition to making several attempts to assess the extent and nature of homelessness in the City, Goldsboro initiated a Continuum of Care effort. This effort stemmed from the City’s active involvement in the Continuum of Care Task Force, a coalition of homeless service providers, including several shelters in the City, Departments of Mental Health, Public Health, Social Services, the Salvation Army, and several Faith-based organizations. The Task Force has sought funding in past years as HUD released Super Notices of Funding Availability (NOFA). Eastpointe LME Human Services, a non-profit human service organization, serves as the lead agency in the Continuum of Care.

The Task Force assisted in the initial development of data and priority needs identification. 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, the last of which was held on December 15, 2003.

Inventory of Facilities Serving the Homeless and Persons Threatened with Homelessness

Wayne Uplift Resource Association, Inc. – The Wayne Uplift Domestic Violence Program, administered by Wayne Uplift Resource Association, Inc., provides shelter for victims of domestic violence, primarily women and their dependent children. They report that 99% of adult domestic violence victims served by the program are females. Wayne Uplift restored the domestic violence shelter services in January 2008. To date, 147 women and children have been served. The women are informed of housing resources when they depart from the shelter. Due to the increase of in-takes among the Hispanic population, the goal for 2011–2012 is to provide shelter services for 135 women and dependent children. Wayne Uplift Domestic Violence Program 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 program services include 24-hour English and Spanish hotlines, court advocacy, a Victim Empowerment

Class and Support Group, twelve week Parents Anonymous Program, and a twenty-six week English and Spanish Abuser Treatment Class.

Wayne Uplift Domestic Violence Program is committed to serving domestic violence victims and their dependent children. We see first-hand the unmet need of transitional housing as we work with the women to secure safe stable housing for their families as they prepare to re-enter the community.

The challenges include the lack of financial support for deposits, first month's rent, and household items. In addition, financial support is sometimes needed due to changes in childcare and transportation once the family relocates. Transitional housing support will also allow Wayne Uplift to provide housing/budgeting training for the women to enhance their housing opportunities.

The Fordham House – The Fordham House operates three shelters with the capacity to serve approximately 40 persons. They are currently providing shelter for 40 individuals. The Fordham House provides other supportive services to the residents of the shelters as needed. Individuals are allowed to stay for an indefinite period of time, which aids in reducing the number of people that are homeless. The Fordham House currently provides assisting clothing and food to between 300 and 400 people per week. The services are available Monday, Wednesday, and Friday of every week. According to the director of the Fordham House, there is a need to help people with rental assistance as well as assistance with utilities. She expressed a desire to have some type of voucher system in place to help those in the transitional housing phase with deposits for rent, lights, gas, and water.

The Salvation Army – The Salvation Army has the capacity to provide shelter for up to 22 persons at any one time. The shelter also provides three meals per day, along with snacks, hygiene kits, transportation to DMV and bus station, bus tickets, medical assistance, rental, utility, and food assistance.

Public Housing – The Goldsboro Housing Authority provides conventional public housing and Section 8 vouchers for low-income families threatened with homelessness. Additionally, the Eastern Carolina Regional Housing Authority and Jefferson Court Apartments administer Section 8 vouchers within the City of Goldsboro.

Services for the Homeless and Persons Threatened with Homelessness

Wayne County Department of Social Services – Wayne County Department of Social Services offers the homeless and persons threatened with homelessness assistance 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 provides comprehensive health care and mental health services to the homeless and migrant population. To accomplish these goals, GMC-Eastpointe collaborates 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, are located near a military base, veterans and their family members also use the extensive services provided.

Community-Based Agencies – There are numerous community-based agencies that provide ongoing services to homeless persons and families and those nearing homelessness. These include the Community Soup Kitchen, Churches in Action, the Last Resort Mission, United Church Ministries, Wayne Action Group for Economic Solvency (WAGES), Wayne Action Team for Community Health (W.A.T.C.H.), Wayne Community College Literacy Department, and Wayne Memorial Hospital. 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 are identified:

- Transitional housing. The need was identified 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

Table 8 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.	Measurable Outcomes 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.	Measurable Outcomes 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.	Measurable Outcome 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.	Measurable Outcome Increase in number of homeless children with supplies needed to attend school.

HOMELESS STRATEGY

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. As recently as 2011, the City participated in a Continuum of Care Housing Support Committee, a coalition of homeless service providers, shelters and Faith-based organizations to provide supportive services through Continuum of Care plan in response to a Notice of Funding Availability (NOFA)

Down East Coalition to Eliminate Homelessness (Continuum of Care), Activities for 2010-2011

- The group consistently met on a monthly 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.
- The coalition, which was awarded a Shelter Plus Care Grant in 2007, was able to assist 14 participants with housing since the administering of the grant begun.
- The coalition again applied through HUD (Balance of State) for a second Shelter Plus Care Grant to assist approximately 11-12 consumers with housing. Persons whom we serve and who reside within the 4 county catchment areas, and the City of Goldsboro, will be eligible. We have been notified that among the new 13 submitted projects, our grant ranked 2nd in scoring, thus we are awaiting to be awarded (14) slots. We are currently awaiting notification of the Super (NOFA) Notice of Funding Availability from HUD via the Balance of State.
- At **Ashebrooke Apartments**, located in Goldsboro, 12 Target Units (units set aside for the disabled). These were created through partnering of the NC Housing Finance Agency and the NC Department of Health and Human Services to produce Housing Credit Properties for disabled adults. (Please see attached pictures and map)
- At **Randall Place**, which is also located in Goldsboro, 4 units were created and became available in 2009 for occupancy (Please see attached map).
- Various trainings, workshops and presentations have been afforded to providers, landlords, consumers, and the general public/community on behalf of the coalition by Eastpointe's Housing Coordinator. Continued training, awareness, and education are also a strategy of the coalition.

- This year, the coalition was able to establish a storage facility, which will house donated goods such as furniture, which will be used to assist participants in our housing programs who have no furniture with “starter” items for their homes.
- The continued success of the efforts facilitated by the coalition during the past year was a combination of things. A significant part remains to be the sincerity and commitment from each person participating. The other essential part continues to be in emphasizing to each agency or entity represented to keep a focus and respect for their agencies own mission and purpose, and then let’s see how we can bring all together so as to produce a comprehensive and effective “continuum of care”. The rest, as you might say, continues to make history!!!

Currently in the Wayne County/Goldsboro area, there are twelve (12) units at Ashebrooke Apartments, which serve persons with disabilities (PWD). There are (6) openings at this time. An additional five (4) units are available at Randall Place. There are no openings at this time. (See Appendix H)

Wayne County Public Schools

The Wayne County Public School System, the Local Education Agency (LEA), provides educational services to children of homeless families through the McKinney-Vento Act Homeless Services Program. The homeless services that are provided by the program are listed in Table 8 on page 22.

To date for the 2010-2011 school year, 237 homeless students have been identified throughout the Wayne County Public School System. This includes student counts from Brogden Middle, Brogden Primary, CB Aycock High, Carver Elementary, Carver Heights Elem, Dillard Middle, Eastern Wayne Elementary, Eastern Wayne High, Fremont, Goldsboro High, Grantham, Greenwood Middle, Meadow Lane Elem, Mt. Olive Middle, North Drive Elem, Northeast Elementary, Northwest Elementary, Norwayne Middle, Rosewood Elementary, Rosewood Middle, Rosewood High, School Street Elem, Southern Wayne High, Spring Creek Elem, Spring Creek High, Tommy's Road Elem, Wayne Middle/High Academy, and Wayne School of Engineering at Goldsboro.

SPECIAL NEEDS POPULATIONS

Elderly – There are three types of institutional housing and care arrangements for older adult residents in North Carolina. These include nursing homes, adult care homes and family care homes.

Nursing Homes are facilities that provide nursing or convalescent care for three or more persons. A nursing home provides long term care of chronic conditions or short term convalescent or rehabilitative care of remedial ailments, for which medical and nursing care are indicated.

Most of the residents are older adults who need long term care. Some residents are admitted for short stays of convalescent or rehabilitative care following hospitalization.

Adult care homes are residences for aged and disabled adults who may require 24-hour supervision and assistance with personal care needs. People in adult care homes typically need a place to live, some help with personal care (such as dressing, grooming and keeping up with medications), and some limited supervision. Medical care may be provided on occasion but is not routinely needed.

Family Care Home means an adult care home having two to six residents. The structure of a family care home may be no more than two stories high and none of the aged or physically disabled persons being served there may be housed in the upper story without provision for two direct exterior ground-level accesses to the upper story.

Within Wayne County, there are 480 nursing home beds, 757 adult care home beds and 36 family care home beds. Increasing or decreasing the number of these beds is beyond the scope or purpose of the Consolidated Plan, but it is important to note the number of long-term care beds is likely to remain the same, whereas the older adult population is the fastest growing segment of the population. Many older adults will face housing problems as they age and remain in their homes. Home modifications and adaptations are often necessary to help older adults remain independent.

Based on national averages, it is estimated that 5% of the older adult population will need long-term institutional care during their lives. That translates into 265 older adult persons in Goldsboro that will, on average, need housing with care. The numbers of long-term care beds seems to indicate adequate housing options for older persons.

Within the City of Goldsboro, there are five (5) elderly subsidized apartment developments, Waynesborough House, NBA Greenleaf Grace Village, Walnut Street Apartments, Kirkwood Retirement Village, and Poplar Street Apartments. There are two (2) non-subsidized apartment developments, Huntington Manor Apartments and Heather Dawn Estates. The Goldsboro Housing Authority has 100 designated elderly units with 217 units of the total housing authority

units being occupied by the elderly. Goldsboro Housing Authority also administers Section 8 vouchers, with 49 provided to the elderly. Eastern Carolina Regional Housing Authority has 61 units occupied by the elderly.

Persons With Disabilities – The most recent information available, according to the Census, approximately 15% of all persons age 5 and over within the City have some type of self-care and mobility impairing disability or handicap. CHAS data indicates that 3,300 households have one or more persons with mobility and self-care limitations. Of those households, 48% are elderly households. Further, it is also estimated that less than one percent of existing housing units are accessible for disabled persons. CHAS data also show that 34.9% of all households with mobility and self-care limitations are experiencing housing problems, and that 62% are low and moderate-income households. Housing problems can range from needing home repairs and rehabilitation

to needing modifications for handicap accessibility. Meeting the housing needs of disabled persons is also made more difficult in that necessary housing modifications can vary depending on the type of disabilities each person may face. North Carolina Building Code requires that any multifamily project containing more than eleven units construct 5% of the total units, with a minimum of one, to accommodate handicapped persons. Market demands indicate that developers are opting to exceed this limit, but there is no data as to the total number of handicap accessible units within the City.

Persons with HIV/AIDS – 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.

The North Carolina Department of Health and Human Services reports there are 241 persons living with HIV or AIDS in Wayne County, as of December 31, 2004. Since 1983, there have been 400 cases of HIV reported within the County, with 243 of those developing into AIDS. In 2007, there were 34 new cases of HIV reported in Wayne County.

According to HUD statistics, 36% of all persons with HIV/AIDS experience homelessness at some point after being diagnosed, and that up to 50% of persons living with HIV/AIDS will need housing assistance during their lifetimes. No specific numbers are available for the City of Goldsboro alone. The Eastern NC HIV/AIDS Consortium states there is an ongoing need for safe, decent, and affordable housing accessible to their clients. This could be accomplished through Section 8 vouchers or public housing. There are currently no designated units for persons with HIV/AIDS in Goldsboro.

ECHAP currently administers funds for emergency housing needs of its clients to help pay rent, utility deposits or payments and other emergency needs with HOPWA, Ryan White Title II, and ECHAP receives its HOPWA funding through the state of North Carolina Department of Health and Human Services, a HOPWA grantee. The ongoing needs for case management, in-home care, transportation, counseling, emergency housing and utility assistance, legal services, and prescription assistance persist.

Alcohol and Drug Addiction - The Jacob House/Zodack House provides drug and alcohol rehabilitation treatment in a residential setting. Their program lasts 12 to 18 months.

The Eastpointe, LME is the primary source for assistance for persons and families with alcohol and drug related problems. This includes programs related to excessive or abusive use of alcohol

and/or other drugs. Programs are designed to meet the special needs of adults, children and adolescents, family members and court-ordered treatment.

Eastpointe, LME provides services to substance abusers in Wayne, Lenoir, Duplin and Sampson Counties. They state a need for a substance abuse treatment facility, housing for those receiving treatment and community-based prevention programs.

The Flynn Home provides supervised, residential services with the capacity to serve 8 adults with substance abuse problems. The residents receive substance abuse counseling through Eastpointe LME –Wayne County and are required to work a full-time job with the goal of becoming productive citizens.

Developmental Disabilities – Eastpointe LME is the primary agency providing supportive services for the developmentally disabled. The department provides financial aid and other life essential services. There is a need for a facility for clients to provide intensive supervision and monitoring capabilities. The current housing options for persons with developmental disabilities are with their families, family care homes, group homes, rest homes or nursing homes, depending on the degree and severity of the disability. This population needs specialized housing and care arrangements. As with other disabled persons, this population’s needs range from an ongoing need for supervised housing for the mentally ill, affordable housing for those who can be mainstreamed into the community, job training programs, transportation, medical care and social opportunities.

There are approximately 48 group homes for developmentally disabled adults and children in Wayne County licensed by the NC Division of Health and Human Services. Cherry Hospital is a 403-bed inpatient psychiatric hospital serving the citizens of 33 eastern North Carolina counties operated by the State of North Carolina, Department of Health and Human Services. Likewise, the O’Berry Center is a state-run residential facility for persons with mental retardation. Like skilled nursing homes facilities, expanding or decreasing the number of beds or scope of these services is beyond the scope of the Consolidated Plan.

Priority Needs of Special Needs Populations – Specific housing needs of these special populations range from the need for emergency and transitional housing to permanent housing. Housing with treatment services is an ongoing need for persons with drug and alcohol addictions, as well as older adults needing home and care assistance. Many older and disabled persons can remain at home with proper modifications and assistance with home maintenance. As stated above, persons with HIV/AIDS are most in need of emergency assistance to help with rent/mortgage payments and utilities.

Specific Objective – The City of Goldsboro will continue to support the ongoing efforts and programs to provide housing and treatment services in transitional housing settings. Persons with HIV/AIDS receive emergency assistance funds through the Wayne County Health Department. The City will continue its single-family rehabilitation program and provide the necessary home repairs and modifications for elderly and disabled homeowners to help those

persons remain in their homes and independent as long as possible. The City will continue to support the efforts of private developers and non-profit agencies that build affordable multi-family rental units for special needs populations.

HOUSING NEEDS

Total Housing Units. According to the U. S. Census Bureau 2007-2009 American Community Survey, there were 19,160 housing units in the City of Goldsboro, of which 2,969 (15.5%) were vacant and 16,191 (84.5%) were occupied. Of the vacant units, 2.7% were owner vacancy and 8.2% were rental vacancy. It is significant to note that 56% of the occupied housing stock is renter occupied, slightly lower than the 2000 rental rate of 57.6% as shown in Table 9.

Housing Conditions. Substandard housing units are defined as those with violations of one or more of the minimum standards of fitness for human habitation established by the City's Housing Code. These standards of fitness equal or exceed the Section 8 minimum housing quality standards.

**TABLE 9 HOUSEHOLD OCCUPANCY
NUMBER OF BEDROOMS AND RENTER STATUS**

Tenure and Occupancy Status	Number of Bedrooms				
	0	1	2	3	4+
Total Occupied Units	234	1,089	5,634	6,903	2,331
Renter Occupied Units	221	1,067	4,766	2,492	517
Owner Occupied Units	13	22	868	4,411	1,814

Source: 2007-2009 American Community Survey 3-Year Estimates

Units Suitable for Rehabilitation. Of the 19,160 housing units in the city, it is estimated that 2,329 (15 %) are substandard, and those suited for rehabilitation accounted for 1,988 or 85% of all substandard units. These figures are based on the number of homes built before 1950 plus the number of homes that lack complete plumbing and kitchen facilities, and the number of homes that lack a source of heat. Census data does not provide the condition of a housing unit beyond its age, completeness of plumbing and kitchen facilities and type of heat. An older home will need more repairs and updating but may be perfectly suitable for rehabilitation. A home lacking complete plumbing or kitchen facilities and a heat source may not be cost effective to rehabilitate. Further, homes lacking these basic components are generally not suitable for habitation.

CHAS (Comprehensive Housing Affordability Strategy) data provided by HUD show that 46% of all renter households with less than 80% median income are living in substandard housing, with low and moderate income African-American rental households most likely to live in substandard housing at 49%, and low and moderate income Hispanic renters in substandard housing at 42%. Low and moderate income White renters are least likely with 19% living in substandard housing. Nearly 33% of disabled persons (those with mobility and self-care limitations) that rent

live in substandard housing. Regardless of race, ethnicity or disability, low and moderate-income households need of safe, decent, sanitary and affordable rental housing options.

Housing Costs.

Owner Units. Between 2000 and 2009, the City of Goldsboro median home values rose by 45.4% from \$83,800 to \$121,851. The current FHA home mortgage limit (as of February 2009) is \$271,050. This figure represents the 95% of the average sales prices in the area, thereby making the actual average home price \$284,603. Based on 2009 area median income figures provided by HUD (\$39,900 for a family of four), the highest price of a home available is approximately \$120,691, based on the available amount of down payment and monthly household debt.* This figure will drop if any other long-term debts are factored into the loan. HUD defines “affordable” as all housing costs (mortgage, utilities, taxes, and insurance) not exceeding 30% of the gross household income. Obviously, there is a gap between average housing prices and average household incomes. Without assistance, home buying may be delayed or unattainable for many.

Rental Units. Current 2010 Fair Market Rents for Goldsboro and Wayne County range from \$410 for an efficiency apartment to \$1041 for a 4-bedroom unit. These limits are set annually by HUD and are not necessarily based on full market pricing, but do provide insight into the local rental housing market.

Housing Needs. The Census revealed that 6,711 households in Goldsboro earned less than 80 percent of the median family income. This represents approximately 47 percent of the City’s total households. Detailed information on income and household size and type are shown in Tables 10, 11 and 12.

Rental Housing Households Experiencing Difficulties. Table 10 shows that, there were 5,034 low and moderate income renter families, those families earning less than 80% of the median family income for the area. Of those, 2,104 are paying in excess of 30% of their income for rental housing. This is approximately 25% of all renter households. Although not uncommon, higher outlays of income for monthly rental costs can prohibit families from saving funds for down payment to purchase a home.

Low and moderate-income renters are experiencing housing problems at a rate of 45.5% of all low and moderate-income renters. This translates to 2,290 rental households, of which 494 are elderly households and 195 are large households. HUD defines “any housing problems” to be those with a cost burden greater than 30% of income and/or overcrowded and/or without complete kitchen or plumbing facilities.

Based on a fixed 30-year term FHA rate of 5.625%, a down payment of \$6,350, and no outstanding credit card, auto, child support, alimony or other payments.

Owner-Occupied Households Experiencing Difficulties. Table 11 shows that elderly homeowners tend to have less cost burdens and housing problems than younger homeowners. This is most likely due the fact that the older persons generally no longer make mortgage payments and often do not have the family-related cost burdens as families with children. However, it should be noted that many older people, especially women, do experience repair problems with their homes, due to the age of the home, decreased incomes and declining physical ability to make routine repairs as they age.

Although the number is relatively small, 111 households, 76.5% of the large households are experiencing housing problems, most likely overcrowding, which indicates a need for affordable 4+ bedroom units for ownership.

**TABLE 10
COMPOSITION OF RENTER HOUSEHOLDS
EARNING LESS THAN 80% MEDIAN FAMILY INCOME**

Households By Incomes	Elderly (1&2 members)	Small Related (2 to 4 members)	Large Related 5 or more members)	All Others	Total Renters
Household Income <=30%MFI	565	729	115	477	1,886
Household Income >30% to <=50% MFI	374	578	64	319	1,335
Household Income >50% to <=80% MFI	244	979	209	449	1,881
% with Cost Burden >30%	46.9%	56.2%	39.1%	61.2%	53.7%
% with any Housing Problems	46.9%	56.8%	65.2%	65.4%	56.5%

Source: CHAS Data, US Dept. of HUD

TOTAL: 5,102

Racial Distribution of Households with Income Less Than 80% median Family Income. As shown in Table 7 on page 11, African-American households make up the majority of households in Goldsboro, with 57% of the total households. Table 10 above also shows that African-American households have disproportionately high percentages of low and moderate incomes as compared to all other racial households.

Overcrowding. Overcrowding occurs when the number of occupants per dwelling is higher than the number of rooms. The rate of overcrowding increased somewhat from 3.3% to 3.6% overcrowding, as the actual number of overcrowded households increased from 443 to 525. Further analysis shows that 5.2% of African-American households are overcrowded, 17% of

Asian households are overcrowded and 19.4% of Hispanic households are overcrowded. Only 1.2% of White households are overcrowded. Given that White households have overall higher incomes than non-White households, there is an affordability gap for non-White households that need larger units (more bedrooms).

Priority Housing Needs: Affordable Housing

Rehabilitation. As stated earlier, it is estimated that there are approximately 1,988 occupied dwellings in Goldsboro that could be classified as substandard but suitable for rehabilitation. CHAS data shows that there are 1,717 low and moderate-income households with housing problems, and over 47% of the substandard households are rental units. In the past five years, the City has rehabilitated approximately 25 units with CDBG and HOME. It is estimated that the City will have resources to rehabilitate approximately 5 units per year, or 25 total units, over the next five years.

TABLE 11 - COMPOSITION OF OWNER HOUSEHOLDS EARNING LESS THAN 80% MEDIAN FAMILY INCOME

Households By Incomes	Elderly (1&2 members)	Small Related (2 to 4 members)	Large Related 5 or more members)	All Others	Total Owners
Household Income <=30%MFI	252	73	32	65	422
Household Income >30% to <=50% MFI	274	100	24	14	412
Household Income >50% to <=80% MFI	525	218	85	125	953
% with Cost Burden >30%	86.5%	45.2%	37.5%	61.5%	71.8%
% with any Housing Problems	86.5%	53.8%	100%	61.5%	76.5%

Source: CHAS Data, US Dept. of HUD

TOTAL: 1,787

**TABLE 12
RACIAL AND ETHNIC DISTRIBUTION OF HOUSEHOLDS
WITH INCOME LESS THAN 80% MEDIAN FAMILY INCOME**

Race:	White	African-American	Hispanic	Other Races
Income				
Below 30% MFI	475 (7.2%)	1,800 (24.2%)	14 (6.6%)	0 (0%)
30% - 50% MFI	520 (7.9%)	1,135 (15.3%)	10 (4.7%)	10 (7.9%)
50% - 80% MFI	1,175 (17.7%)	1,515 (20.3%)	79 (37.3%)	39 (30.7%)
Over 80% MFI	4,445 (67.2%)	2,995 (40.2%)	109 (51.4%)	78 (61.4%)
Totals	6,615 (100%)	7,445 (100%)	212 (100%)	127 (100%)

Source: CHAS Data, US Dept. of HUD

ESTIMATE OF HOUSING NEEDS

The City estimates that \$65,400,000 would be needed in assistance to address all the substandard housing units in the City with rehabilitation.

New Construction. In the past, the City addressed the need of new affordable housing by its modular replacement program used if housing rehabilitation costs for a unit exceed 50% of its appraised value. Due to concerns about neighborhood appearance and cohesiveness, the modular replacement program will be supplemented by site-built homes. The homes will be designed to blend with the existing neighborhoods as much as possible.

Public Housing Needs.

Public Housing. The Goldsboro Public Housing Authority (PHA) currently subsidizes and manages 1,225 units 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.

Assisted Housing Waiting Lists: There are 72 families on the Goldsboro Housing Authority waiting list for public housing, and turnover rate of 24.3%. There are 436 families on the waiting list for Section 8 vouchers with a turnover rate of 28%.

Lead-Based Paint Needs. Census data reveals that approximately 75% of all housing units within the City were built before 1978, indicating the possible presence of lead-based paint. Census data also show that approximately 2,114 housing units built before 1978 are occupied by households living below the poverty rate. The median year that all housing units were built in Goldsboro is 1965. According the CHAS data, there are 5,034 low to moderate-income renter households and 1,717 low to moderate-income owner occupied households in Goldsboro.

The City relies on the Wayne County Health Department and the state Department of Health and Natural Resources for information regarding the number of childhood incidents of lead-based paint. Data from 2008 shows that 3,269 (77.7%) children from ages one and two years old from a target population of 3,574 were tested for elevated blood lead levels. Of those, 19 had elevated lead blood levels greater than 10 and one (1) had elevated lead blood level greater than 20. It is reported that there are 4 confirmed cases of children ages six months to six years that have elevated levels between 10 and 19.

"Target Population" is based on the number of live births in preceding years. "Number Tested" is an unduplicated count of children tested for lead poisoning within the calendar year. "Percent Tested" is the number of children tested divided by the target population. Children are counted as being tested for lead poisoning in successive years until they are confirmed to have a lead level >10 micrograms per deciliter ($\mu\text{g}/\text{dL}$). Confirmation is based on a child receiving two consecutive blood lead test results >10 $\mu\text{g}/\text{dL}$ within a six month period. "Confirmed" lead levels are based on the confirmation date and are classified according to the highest level confirmed during the calendar year. The categories "Confirmed 10-19" and "Confirmed >20" are mutually exclusive. "Percent Tested Among Medicaid**" is based on a data match of blood lead tests with Medicaid encounter data and includes ages 9-35 months. This larger 9-35 months category reflects Health Check visits and blood lead testing for children around their first and second birthdays and up to age three. The numbers reported for North Carolina Childhood Blood Lead Surveillance Data may vary somewhat from previous reports due to ongoing data corrections (North Carolina Childhood Blood Lead Surveillance Data, Last updated 09/24/2009).

Eliminating lead paint hazards from homes assisted with HUD funds is a national priority for HUD. Lead paint evaluation and abatement is an extensive and expensive undertaking for any jurisdiction and can reduce the number of homes that can receive HUD assistance or necessitate programs for new home production.

Barriers to Affordable Housing.

Building Codes. State building code amendments and updates to the City's zoning ordinance and minimum housing codes have influenced the potential for affordable housing in Goldsboro. The City of Goldsboro, along with the State of North Carolina, is currently under the residential building code from the Council of American Building Officials known as CABO. The code requires more expensive building foundations, approved window unit types and increased load-bearing strength for roofs. The CABO code has more restrictive insulation requirements as well as additional measures required to ensure proper fire separation attached garages and interior living spaces in residential structures. The upgraded standards in the CABO code translate into added expense in residential structures in terms of materials, labor and inspections. These expenses are typically passed onto the consumer. However, it must be noted that these more stringent codes also aid in decreasing overall heating and cooling costs, increasing long-term value of the units, thereby creating wealth, and improving the safety of the units. The up-front expenses of these added requirements will save money in the long run on maintenance, repairs and replacement of individual building systems.

Revisions to the City of Goldsboro's zoning ordinance require that manufactured housing meet additional criteria. Traditionally, manufactured homes have provided a means of affordable housing, in that they are less expensive and easier to finance than conventional housing. Requirements such as masonry underpinning, specific size requirements, and location restrictions can have an impact on the availability of this type of housing. Multi-family development requirements have also increased in order to create safer, more attractive and efficient housing environments. As with building codes, these stricter local development criteria increase the cost of housing.

Subdivision regulations requiring new subdivisions to meet upgraded standards for utility connections, street and curb and gutter improvements, and drainage improvements increase the cost of housing. Like the stricter building codes, these costs are passed on to the consumer, but it is the position of the City that these improvements actually will save the homeowner money in the future in terms of overall housing value and maintenance costs.

Fair Housing – The City promotes fair housing through all of its state and federal community development and housing programs, and in accordance with HUD regulations, the City last prepared an Analysis of Impediments (AI) to Fair Housing Study in 2008. The City has developed policies and procedures for receiving complaints about fair housing practices that directly relate to the CDBG and HOME programs that the City administers. The City also maintains printed materials including State and Federal contact information, in English and Spanish, for persons needing assistance with private fair housing grievances.

The Community Affairs Department continues to serve as the official designated City department responsible for receiving Fair Housing complaints and has a Comprehensive Fair Housing Strategy. The goal of this strategy is to eliminate discrimination and unfair treatment in the provision of sale and rental housing in the Goldsboro area. The Planning and Community Development Department has developed a Fair Housing Plan and educational activities (workshops/materials) during Fair Housing Month sponsored by the Community Affairs Department as well as through individual counseling.

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. However, this is not to say that violations may not occur in the private housing market, beyond the scope and authority of the City. A lack of complaints reported indicates either a lack of problems or a lack of awareness of Fair Housing laws and regulations. As a HUD Entitlement City, Goldsboro must remain committed to affirmatively furthering fair housing opportunities and non-discrimination within the local housing market. Recognized barriers to Fair Housing include:

1. **Affordability**. Members of minority groups and persons with disabilities have overall lower incomes. Affording a home, whether rental or owned, is a barrier to their housing choice. For homebuyers, having a proper debt to income ratio or adequate down payment can be key factors in purchasing a home. Appraisals for homes can at times not meet the sale amount and additional funds are needed from the buyer. Further, there is an identified need for new affordable single-family homes for sale to first time homebuyers.

2. Fair housing awareness. There is an ongoing need to educate protected class persons about how to file complaints when discrimination occurs. Consumer Credit Counseling provides information in reference to fair housing in the Homebuyer Education workshops that are provided on a bi-monthly basis. The workshops are offered as a part of the Public Services program funded with CDBG funds.

Awareness for property owners, property owners, builders, and lenders also need to be addressed. There is a lack of knowledge about Fair Housing requirements and processes. Making information available to Spanish speaking persons via available media is vital to awareness of fair housing choices. The Community Affairs Department of the City of Goldsboro offers brochures on fair housing and takes reports of any housing discriminations or concerns.

3. Housing Unit Sizes. In the rental market, there are not enough three and more bedroom units for families. For persons with disabilities, there are not enough accessible and affordable units. With the opening of Ashebrooke and Randall Place Apartments, the number of accessible and affordable units has increased.
4. Education. Persons wishing to buy a home often have difficulty with the process of buying a home. This involves how to find a home, choosing a realtor, applying for a mortgage, budgeting and home maintenance. Homebuyer Education and Counseling is offered through the public services program administered by Consumer Credit Counseling with one-one counseling and homebuyer education workshops.
5. Accessibility. For persons with disabilities, there is difficulty in actually entering a home that may be purchased. Realtors, through the realtors association, can purchase a portable ramp for use when working with disabled clients.
6. Credit Counseling. African-American mortgage applicants are 3.5 times more likely than white applicants in being denied a mortgage loan. HMDA data states that these persons had poor credit histories or inappropriate debt to income ratios to qualify for mortgage loan. This particular economic literacy situation needs further study and reconciliation.

HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN FY 2011 – 2012

It is the mission of the Community Development Department of the City of Goldsboro to preserve its existing housing base, enhance ownership opportunities for all of its citizens to obtain decent housing, and provide a quality environment, which is conducive to the safe and healthy growth of its citizenry.

The following Five-year Strategic Plan for Housing and Community Development reflects the community's dialogue in which concerns, ideas, and needs have been identified and are linked together with current and anticipated resources to provide decent housing, a suitable living environment, and expand economic opportunities throughout the City of Goldsboro. Contained within the Five-Year Strategic Plan are five principle sections: 1. Housing and Community Development Resources, 2. Housing and Community Development Objectives and Projects, 3. Coordination, 4. Monitoring, and 5. Citizen Comments.

1. HOUSING AND COMMUNITY DEVELOPMENT RESOURCES:

Federal Programs:

Community Development Block Grant Funds (CDBG): The City of Goldsboro intends to apply to the U.S. Department of Housing and Urban Development for CDBG funds during each of the fiscal years covered by this plan. Based on past years CDBG funding received by the City, it is anticipated that approximately \$359,714 may be available each fiscal year from this source to address community development needs. In addition, approximately \$26,364.00 will be received from program income as a result of the repayment of housing rehabilitation and down payment assistance loans invested to benefit low and moderate-income families in previous years.

It is recognized that annual amounts of CDBG funding will vary from year to year, as will the amounts of program income received. During the period covered by this Five-Year Plan, the City will explore the options of developing Neighborhood Revitalization Strategies and applying for Section 108 guaranteed loans. Section 108 guaranteed loans allow entitlement cities to borrow up to five times their one-year allotment for large community and economic development projects. The loan principal plus interest is then repaid out of its annual grant over a period of up to 20 years.

Home Investment Partnership Funds (HOME): The City of Goldsboro is a HOME Participating Jurisdiction (PJ). As a HUD Entitlement PJ, the City receives funds each year that have been programmed for homebuyer assistance to low and moderate income first-time homebuyers, new housing construction and purchase, rehabilitation and resell programs to provide affordable housing. The City anticipates receiving approximately

\$257,247 in HOME funds per year from HUD. In addition, approximately \$4,810.00 will be received from program income as a result of the repayment of housing rehabilitation and down payment assistance loans invested to benefit low and moderate-income families in previous years. The City must provide a 12.5% match to the HOME funds amounting to approximately \$32,156.

PJs under the HOME program are required to set aside a minimum of 15% of its funding for are non-profit Community Housing Development Organizations (CHDO's). The City of Goldsboro will provide approximately 25% of its HOME funding to the two qualified CHDO's operating within the City.

Goldsboro's Public Housing Authority will continue to make annual applications with the U.S. Department of Housing and Urban Development for various grants necessary in operating and maintaining its housing stock and rental assistance programs. In its Five-Year Plan, the PHA has identified its priorities that are incorporated into this Strategy by reference.

Emergency Shelter Grant (ESG): Eastpointe, LME will serve as lead agency for the Continuum of Care planning process. This process will identify and prioritize the unmet needs within the homeless housing continuum. The City will support the agency that subsequently seek Emergency Shelter Grant funding from HUD based on that plan

Housing Opportunities for Persons with AIDS (HOPWA): The Eastern North Carolina HIV/AIDS Consortium will continue to apply for and administer HOPWA funds to meet the emergency housing needs of persons with HIV/AIDS in Goldsboro and Wayne County.

Non-Federal Programs:

State Programs: The City will explore the opportunities to apply for HOME funds administered through the North Carolina Housing Finance Agency, through their Single-Family Rehabilitation Program to assist low and moderate-income families with housing rehabilitation needs. Assistance is provided in the form of 0% interest loans repaid to the Housing Finance Agency in full upon transfer of title or after 20 years, whichever comes first.

The City will also explore applying for Urgent Repair Program funds from the North Carolina Housing Finance Agency. These funds allow the City to make emergency home repairs for low-income homeowners. Assistance is provided in the form of grants and the City only addresses the immediate emergency need of the home without having to bring the entire unit into HUD or state building code compliance.

Local Programs: The City of Goldsboro will identify City owned-properties that may be suitable for recreational, residential and commercial or other forms of development that benefits its citizens, and with the approval of the City Council, will seek public-private

development situations that will enhance overall social-environmental quality, affordable housing opportunities, and economic opportunities for its citizens. Code enforcement will continue as a tool for maintaining and improving existing neighborhoods and will help preserve the existing, affordable housing stock in older neighborhoods. All adopted City land development, transportation, economic development plans are included by reference into this Consolidated Plan.

Private Resources:

For-Profit: The City of Goldsboro will continue to seek and develop relationships with the private sector to enhance and extend the City's resources for community development needs. Local lending institutions are valuable resources in that they loan money for long-term mortgages and home purchases.

Non-Profit: The non-profit sector of the community continues to provide vital housing and support services to low and moderate income citizens by targeting specific populations or needs within the community. They provide the services that government agencies recognize as needs that they cannot provide. These services include homeless shelter housing, battered women housing, treatment for drug and alcohol abuse, services for physically and developmentally disabled persons, care and services for the aged, housing assistance opportunities and counseling for low and moderate income families, credit counseling, and child care just to name a few. Such agencies providing services in Goldsboro include Eastpointe LME, Down East Coalition to Eliminate Homelessness Goldsboro Development Corporation, Goldsboro Housing Authority, Wayne Uplift Resource Association, the Salvation Army, the Wayne County Chapter of the American Red Cross, WAGES CSBG Program, Wayne County Department of Social Services, the Eastern NC HIV/AIDS Consortium, the Wayne County Health Department, the Goldsboro/Wayne Transportation Authority and others, including a number of faith-based organizations.

United Way of Wayne County: The United Way of Wayne County works to improve the lives of thousands of Wayne County and City of Goldsboro residents by providing building blocks for a good life. We all win when a child succeeds in school, when families are stable and when people have good health. These results ripple out to the community as a whole. United Way nurtures children and youth, strengthen families and individuals, foster self-sufficiency, and provide community basics.

2. HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTS

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/	8/	8/	8/	8/	40/
Homebuyer Assistance	10/	10/	10/	10/	10/	50/
Public Facilities and Improvements	2/	2/	2/	2/	2	10/
Public Services Activities	6/	6/	6/	6/	6/	30/
Acquisition, Demolition & Clearance	1/	1/	1/	1/	1/	5/
Transitional Housing	1/	1/	1/	1/	1/	5/
Hazardous Testing/Material Removal	4/	4/	4/	4/	4	20/
CHDO Activity New Home Construction /Acquisition	5/	5/	5/	5/	5/	25/

Acco=Accomplishments

Priority Housing Needs:

Housing Rehabilitation and Preservation. The City of Goldsboro recognizes the importance of preserving its existing housing stock, and in past years, the City has used portions of its CDBG and HOME funds to assist low and moderate-income families with housing rehabilitation. At present, there are approximately 1,988 dwellings in Goldsboro, occupied by low-income renter and owner households that are substandard but suitable for rehabilitation. Reducing the number of these units is considered a high priority by the City. Therefore, the City intends to utilize a significant portion of available HOME funds received during the next five years for housing rehabilitation. Assistance shall be available to low and moderate income owner-occupied households throughout the City.

The City will provide deferred loans to low and moderate income homeowners and renter-occupied units. Landlords will be encouraged to participate in the Section 8 program for very low-income families and/or elderly persons.

The City of Goldsboro will continue to apply for Urgent Repair Program funds through the North Carolina Housing Finance Agency for, as they are available to enhance and expand its housing rehabilitation efforts. The most recent application for \$37,500 was submitted by the Community Development Department on March 7, 2011.

It is estimated that approximately 55 housing units within the City are substandard and not suitable for rehabilitation. In the past, the City has provided demolition and replacement of those qualified units under its Modular Replacement program. In order to assure the aesthetic cohesiveness of older neighborhoods, the City will supplement its modular home replacement program with site-built homes.

It is estimated that eight (8) low-to-moderate income households will be assisted with rehabilitation and/or replacement under the CDBG program over the five-year period.

New Housing Units. To stimulate the homeownership opportunities for low and moderate-income residents, the City of Goldsboro intends to provide down payment assistance and deferred second mortgage loans to assist low and moderate-income families in purchasing a home. The City will also continue to sponsor its homeownership training classes and require that all recipients of homeownership assistance successfully complete this program. The City expects to provide ten (10) homeownership loans per year, based on current year funding. The homeownership program provides assistance up to \$30,000 per eligible household.

The City will continue to partner with Wayne Uplift Resource Association, Inc. (WURA) and the Goldsboro Development Corporation, Inc. (GDC) a subsidiary of Goldsboro Housing Authority. Both of these organizations are certified CHDOs approved by City Council. WURA may use funds to purchase land and to construct new homes for first time, low and moderate-income homebuyers. WURA partners with Habitat for Humanity of Goldsboro-Wayne to construct new homes. Through this partnership, WURA anticipates completing five (5) new single-family homes per year for the next five years, based on the previous funding years.

Priority Homeless and Special Needs:

During the 2011-2012 program year, the City of Goldsboro intends to assist homeless and special needs populations by:

- Assisting homeless providers with the development or more emergency and transitional housing, primarily for families.
- Assisting agencies that serve special populations to locate safe, decent and affordable permanent housing.
- Assisting agencies and homeless providers in the development of a Continuum of Care Plan, which will identify the specific nature of homelessness in the Goldsboro area, gaps in services and the services needed to meet those needs.

- Assisting the Easter NC HIV/AIDS Consortium and other service providers with obtaining HOPWA and other funding for persons with HIV/AIDS.
- Assisting homeless agencies to provide transportation services to allow homeless persons and families to access needed services.

Technical Assistance to Area Service Providers:

The City intends to continue its relationship with area service providers that are serving the needs of the City’s homeless during the next five years. It will assist area service providers in identifying potential transition housing opportunities for homeless persons and families, as well as assist in, as may be appropriate, their efforts to procure funding to address identified needs.

3. Community Development Needs:

Neighborhood Revitalization Strategy: The City will concentrate its CDBG funds and efforts in the Downtown East Redevelopment Area (See Map 4) to address issues of slum and blighting conditions, abandoned structures, infrastructure needs and economic development. By doing this, the City will use its limited CDBG and HOME resources to inject resources and investment into an identified area to work toward the goal of revitalizing the neighborhood and encourage outside investment and renewal into a declining neighborhood. Using such a strategy, the City would be eligible to apply for Section 108 loan funds to help finance the costs of the neighborhood revitalization activities. Detailed information and requirements for developing a HUD revitalization strategy is noted on Attachment B.

Youth Enrichment Program. The City of Goldsboro will continue assistance and sponsorship of after-school and summer enrichment and sports programs for disadvantaged youth. The City will continue to coordinate with law enforcement efforts to make youths aware of the dangers of drugs and alcohol. The City will also continue to partner with and sponsor nonprofit organizations, public agencies and Faith-based maintenance programs, credit counseling, and job skill training and education.

Public Facilities. CDBG funding will be used to provide water and sewer services, sidewalks, and curb and gutter installations and repairs during the five-year period of this plan to address streetscaping and community appearance issues and handicap accessibility.

Lead-based Paint. The City of Goldsboro entered into a Working Partnership with the Children’s Environmental Health Branch, specifically the Childhood Lead Poisoning Prevention Program. The Wayne County Health Department will provide support for the City of Goldsboro and North Carolina Department of Environment and Natural Resources (NCDENR) funding proposal under the US Department of Housing and Urban Development’s Lead-Based Paint Hazard Control. Contingent upon the award, the program will provide the following activities:

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.

This project will serve as the catalyst for implementing a comprehensive program to identify and control lead hazards in eligible privately owned housing for rental or owner-occupants. The focus of this project will be to promote lead hazard control approaches that result in the reduction of elevated blood lead levels (EBL) in children of low-income families with children under the age of six years old.

Reduction of Barriers to Affordable Housing. Through its intended programs, the City will reduce barriers to affordable housing by providing low interest rehabilitation assistance to low and moderate income homeowners, by providing down payment assistance to low and moderate income first time homebuyers, by providing funds for housing counseling, and by subsidizing the costs of new affordable housing. The City will continue with its public education and awareness efforts to market its assistance programs.

4. Monitoring

The City of Goldsboro takes every measure to ensure its long-term compliance completely and correctly with provisions of this Consolidated Plan and all the provisions of Title I of the National Affordable Housing Act. The City of Goldsboro is committed in its efforts to develop and provide affordable housing and to meet the goals of the five-year strategy outlined in this Consolidated Plan. The City of Goldsboro is responsible for monitoring only those funds received from HUD and their subsequent activities. Specific monitoring activities will be detailed in each annual Action Plan for projects funded (Appendix B).

5. Citizen Comments

The City of Goldsboro held two (3) housing and non-housing needs public meeting, one (1) public service agency meeting, and two (1) public hearings in the early stages of the development of this plan. The public meetings were advertised in the News-Argus at least 10 days in advance. Notice of neighborhood meetings/hearings was advertised in the News-Argus, and posted at locations convenient to low- and moderate- income citizens. A public hearing before City Council for final approval of the Consolidated Plan was held on May 2, 2011. Summary copies of the Plan were distributed in accordance with the Citizen Participation Plan for public comments (Appendices E and F).

ANNUAL ACTION PLAN - YEAR 2 FY 2011-2012

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' one year Action Plan outlines the activities that will be funded using CDBG funds as well as identify leveraged funds from other sources.

It is anticipated that the following funding shall be available to address the following goals and objectives in the City of Goldsboro's Annual Action Plan FY 2011, to be implemented between July 1, 2011 and June 30, 2012.

ACTIVITY	CDBG	HOME	PROGRAM INCOME		PRIOR YEAR FUNDS (As of 4-26-11)		TOTAL RESOURCES
			CDBG	HOME	CDBG	HOME	
Housing Rehab			17,531		81,768	117,396	216,695
Hazardous material testing, abatement, and monitoring	15,000				5,000		20,000
Homebuyer Assistance		88,453		4,810		94,459	187,722
Public Facilities	188,814				321,914		510,728
Public Services	53,957		3,560				\$57,517
Acquisition, Demolition and Clearance							
CHDO Activity		58,500				100,000	158,500
Transitional Housing	20,000						20,000
Relocation, Temporary	10,000				10,081		20,081
Housing Development		84,569				65,431	150,000
Program Administration	71,943	25,725	5,273				102,941
Total Allocations	\$359,714	\$257,247	\$26,364	4,810	\$418,763	\$377,286	\$1,444,184

The total HOME match dollars for this plan of activities totals \$79,317 provided by the City of Goldsboro. Broken down, this includes \$32,156 to match new FY 2011 HOME funds plus \$47,161 to match prior year HOME funds.

RESOURCES

1. It is anticipated that \$359,714 will be available to address identified priorities, a result of the annual grant application to the U.S. Department of Housing and Urban Development for participation in Community Development Block Grant (CDBG) funds. Prior year CDBG funds available are anticipated to be \$418,763 for a total of \$778,477.
2. It is anticipated that \$257,247 in new funds will be available to address identified priorities of the annual grant application to the U.S. Department of Housing and Urban Development for participation in the Home Investment Partnership program (HOME). Prior year HOME funds available are expected to be \$377,286 for a total of \$634,533. As required by the HOME program, match funds of \$79,317 provided by the City of Goldsboro.
3. It is anticipated that approximately \$26,364 will be received in CDBG program income and \$4,810 will be received in HOME program income, as a result of the repayment of housing rehabilitation loans invested to benefit low and moderate-income families in previous years for a total of \$31,174.
4. It is anticipated that area private financial institutions will continue to support the City's affordable housing initiatives by making available advantageous mortgage programs that assist low and moderate-income residents becoming first time homebuyers.

In summary, the City of Goldsboro anticipates receiving \$359,714 and \$257,247 in FY 2011 CDBG and HOME funds respectively. Available prior year funds will be \$418,763 and \$377,286 in CDBG and HOME funds respectively, along with \$79,317 in matching funds. The City anticipates receiving \$31,174 from program income for a total of \$1,444,184 to carry out the goals and objectives prioritized in the City's Annual Action Plan for fiscal year 2011.

The goals of the Goldsboro FY 2011 Action Plan are:

- To foster decent housing,
- To create a suitable living environment, and
- To improve infrastructure in low- to moderate-income areas.

PROJECT PRIORITY LISTING

Priority 1: Preservation of the City's existing housing stock.

The City will invest \$15,000 of FY2011 and CDBG funds, \$17,531 of FY2011 program income, \$86,768 of prior year CDBG funds, and \$117,396 of prior year HOME funds, for a total of \$236,695 toward housing rehabilitation, which will include hazardous material testing, abatement and monitoring.

Project Description. The rehabilitation of very low, low and moderate-income substandard housing remains a priority, with elderly and handicapped citizens being the main focus of the program. Elderly households are a priority and make up a large portion of the low- and moderate- income households in substandard housing.

Assistance will be provided in the form of loans with zero percent deferred loans provided to eligible very low income residents (50% and below area median household income), zero percent loans for residents with income between 51% and 60% area median household income, and 2% loans for households with incomes between 61% and 80% area median income. Upon completion, all units must meet HUD's Section Housing Quality Standards, NC State Building codes for all applicable work, plus energy standards to ensure a higher degree of energy efficiency and affordability to the resident. For rental units that receive rehabilitation assistance, rents cannot exceed HUD's Fair Market Rents for the area and must be rented to low to moderate-income families.

All work will be performed by qualified contractors with all appropriate licenses and certifications required to perform HUD-funded housing rehabilitation work. The City will prepare the work write-ups, cost estimates, bidding documents, inspections, income and eligibility verifications, temporary relocation assistance, contract preparation and review and approvals, development of policies and procedures, monitoring and documentation to ensure compliance with federal and state requirements. The City will provide housing counseling to the qualified residents or refer them to an appropriate agency as needed.

Financial management will be provided by the City Finance Department and Community Development staff, including IDIS, ensuring that all vendor and contractor invoices and payments comply with applicable proper accounting practices and procedures.

Older homes will be inspected for asbestos and homes built before 1978 will be inspected for lead-based paint by qualified licensed inspectors. Based on the outcome of these risk assessments, the home may require abatement in order to satisfy state and federal regulations. If necessary, temporary relocation assistance will be provided to the residents under the City's Optional Relocation Policy. All hazardous material abatement or interim control measures will be done by certified abatement contractors or those with Safe Worker training certification, depending on the severity of the situation. All homes needing hazardous material abatement or interim controls will be reinspected for clearance.

The City will provide one-for-one replacement of units when it is determined that rehabilitation is not economically feasible. If the estimated cost of rehabilitation exceeds 95% of the after-rehab-value of the structure, the one-for-one replacement option will be considered. In order to assure the aesthetic cohesiveness of older neighborhoods, the City will research home designs to find home designs that will match existing homes in the neighborhood, and to satisfy any historic district requirements.

Goal - Increase the number of decent, safe, and sanitary housing units available to very low-, low-, and moderate-income families and individuals. Rehabilitate eight (8) existing homeowner occupied single-family units citywide.

Objective: Provide decent affordable housing.

Outcome: Sustainability

Strategy 1.1: Continue to fund urgent repairs for qualified units.

Strategy 1.2: Continue to support and invest funds in the rehabilitation of the Downtown East Redevelopment Area.

Strategy 1.3: Continue to work with other City Departments to identify substandard housing units that may be eligible for assistance.

Project Monitoring – Units receiving assistance with CDBG funds will be brought into compliance with Section 8 housing quality standards. All work performed with CDBG and/or HOME funds will be done in accordance with the North Carolina Residential Building Code, as amended. The City will maintain records of income, housing quality standards, building, hazard abatement, environmental review, and occupancy permits. Incomes of all adult household residents will be verified and maintained in accordance with HUD guidelines.

Citation – 24 CFR 570.202 (a) (1), (b), (c), 24 CFR 570.208 (a) (3), and 24 CFR 92.205(a)

Benefit – LMI Housing: The City will verify incomes of all households receiving assistance under its rehabilitation program. All households receiving assistance will have median family incomes at 80% or less of median family income at time of application during the program year (50% for the SFR program requirements).

Priority 2: Affordable Housing Development and Homeownership Assistance

Project Description. The City will use \$173,022 of FY 2011 HOME funds, \$4,810 of FY2011 HOME program income, and \$159,890 of prior year HOME funds for a total of \$337,722 for housing development and homebuyer assistance loans for low and moderate-income first time homebuyers. The City will partner with area developers, lenders, realtors and non-profit agencies to increase housing development and home ownership opportunities. Homebuyer Assistance will be provided in the form of zero percent, deferred loans, up to \$30,000 in HOME funds, with assistance also available for closing costs and prepaids. A new housing development increase housing for the elderly will be provided through deferred-payment loan to an approved developer.

Recapture Provisions/Restrictions. An objective of the HOME program is to increase the supply of affordable housing units over an extended period of time. Therefore, the loan amount will decrease at a rate of 20% or 10% per year and at the end of five (5) or ten (10) years, respectively, will be forgiven and considered paid in full. This restriction is enforceable by deed of trust, promissory note, and grant agreement. If the original homebuyer remains in the home for the full period of affordability, no recapture provisions apply. However, if the property is transferred

during the period of affordability, the City must ensure that all or a portion of the HOME assistance is recaptured from the homebuyer. During the recapture restriction period, the original homebuyer will be entitled to any increase in value that remains after all debts are repaid, including the down payment assistance deferred loan, with the following provisions to be incorporated into the Grant Agreement, Promissory Note and Deed of Trust

1. The homebuyer may sell the property to any willing buyer with the understanding that any sale prior to the end of the affordability period will result in the recapture of all or part of the assistance provided.
2. Repayment of the down-payment assistance deferred loan is on a prorata reduction basis 20% or 10 %, respectively, annually if the homeowner owns and occupies the house as the primary residence for the required affordability period. Forgiveness of the full amount of assistance will only occur if the homeowner occupies and retains the property for the full affordability period.
3. Sale to other low and moderate-income purchasers is encouraged. In the event of sale to a subsequent qualified low and moderate-income purchaser, at the City's discretion, repayment funds may be used to assist the subsequent buyer.

In summary, recapture of the funds will be triggered only upon the sale of the property, refinance (cash out), or transfer of title prior to the end of the five-year affordability period.

Goal- Increase affordable homeownership opportunities to low-and moderate-income for first-time homebuyers citywide. Provide down payment assistance to ten (10) low-and moderate-income individuals or families within the City. To increase the number of available housing using for the elderly population.

Objective: Provide decent affordable housing.

Outcome: Affordability.

Strategy 2.1: Continue to support nonprofit organizations in providing housing, financial and home maintenance counseling to first-time homebuyers citywide.

Strategy 2.2: Investigate methods for lenders to make the credit application, review, and approval process more user friendly.

Strategy 2.3: Increase marketing efforts to promote down payment assistance program and home ownership opportunities. The Community Development Department will partner with the Community Affairs Department along with area banks, mortgage companies, realtors, Consumer Credit Counseling to provide homebuyer education workshops and counseling throughout the 2011-2012 year, with more emphasis on post homeownership counseling to assist with preventing mortgage default.

Strategy 2.4: Provided deferred payment loan to RHA Housing Developer for new housing development for which will increase the number of available homes for the elderly.

Project Monitoring- The City will verify incomes of all households receiving assistance under this program. All households receiving assistance will have median family incomes at 80% or less of median family income at time of application during the program year. Units purchased with HOME funds will be inspected for compliance with Section 8 housing quality standards, and lead based paint requirements. The City will maintain records of income, housing quality standards, and lead based paint status.

Citation – 24 CFR 92.205(a), and 24 CFR 570.201(n)

Benefit – LMI Housing

Priority 3: Public Facilities.

CDBG Project Description - The City anticipates investing \$188,814 of available FY 2011 CDBG funds and \$321,914 of prior year CDBG public facilities funds, a total of \$510,728 for eligible projects to include, but are not limited to needed curbing, gutters, and sidewalks along the City's right-of-ways; installation of

municipal water and wastewater lines to low and moderate income areas and improvements to public parks and facilities which would include the purchase of a needed fire engine and improvements to for a fire station located in a low to moderate census tract area.

Objective: Create suitable public facilities

Outcome: Availability/accessibility

Goal – Improve the overall infrastructure in lower income neighborhoods and complete two (2) public facilities projects within an identifiable and verifiable low/mod area(s) within the City.

Objective: Create suitable living environments

Outcome: Availability/accessibility

Strategy 3.1: Public facility improvement to public park(s) located in a low-moderate income census tract area within the City.

Strategy 3.2: Construct sidewalks and improve infrastructure to identifiable and verifiable low/mod areas located within in City.

Project Monitoring - Neighborhoods receiving public facility funds for improvements will be primarily low and moderate income areas, in accordance with CHAS data. The City will adhere to all required federal procurement, safety and labor standards.

Citation – 24 CFR 570.201(c), and 24 CFR 570.208 (a)(1)(i)

Benefit – LMI Area

Priority 4: Public Services.

CDBG Activity Description – The City will invest \$53,597, (15%) of FY 2011 CDBG and \$3,560 (15%) of prior year program income for a total of \$57,517 to assist eligible non-profit organizations to operate educational enrichment programs that will target children and youths. The program will target tenants of the City’s Public Housing, but all low- and moderate- income families within the City are eligible to participate. Additionally, funds may be used to fund health services activities, employment and housing counseling, and senior programs.

Goal - Improve the overall quality of life for low-and moderate-income citizens within the City.

Objective: Create suitable living environment.

Outcome: Availability/accessibility.

Strategy 4.1: Fund and continue to support afterschool enrichment and summer programs for disadvantaged youth within the City.

Strategy 4.2: Fund and continue to support non-profit agencies that provide homebuyer education counseling for first-time homebuyers for low-to-moderate income citizens within the City.

Strategy 4.3: Fund and continue to support senior programs for elderly citizens within the City.

Strategy 4.4: Fund and continue to support health services for youth of lower-income families within public school system in the City.

Project Monitoring - The City of Goldsboro Community Development Department shall monitor the use of CDBG funds associated with this activity.

Citation – 24 CFR 570.201 (e), and 24 CFR 570.208 (a)(1)

Benefit – LMI Area

Priority 5: Acquisition, Demolition and Clearance.

CDBG Project Description - The City will invest FY2011 CDBG funds, as required, for acquisition of suitable properties and, the demolition of severely dilapidated housing that are not economically feasible for rehabilitation, as well as the for the demolition of vacant, dilapidated dwellings and commercial structures to eliminate slum and blighted conditions.

Goal - Complete projects as needed under acquisition, demolition and clearance to increase housing opportunities and eliminate slum/blighted conditions throughout the City.

Objective: Create suitable living environment.

Outcome: Availability/accessibility.

Strategy 5.1: Acquire property for the creation of standard lots for the conventional placement of modular replacement units.

Strategy 5.2: Remove dilapidated dwellings/structures within the City.

Strategy 5.3: Collaborate with Code Enforcement and Inspections Department to mitigate slum and blighted conditions.

Project Monitoring- The City will follow all appropriate procurement, relocation, acquisition, labor and safety standards, and disposal laws necessary to complete this project.

Citation – 24 CFR 570.201(a)(d) and 24 CFR570.208(a)(1)(b)

Benefit – LMI Housing: The City will verify incomes of all occupants of housing units replaced under this program. For lots and structures not being used for residential purposes, the benefit will be LMI Area.

Priority 6: CHDO Activity.

CHDO Activity Description - In FY 2010, the City will provide funds in the amount of \$58,500 (16%) of the HOME allocation, plus \$100,000 in prior year HOME funding totaling \$158,500 for this activity. Funds will be sub-granted certified CHDOs approved by City Council.

Wayne Uplift will collaborate with Habitat for Humanity to develop homeownership opportunities for low-to-moderate income persons within the City. Through this partnership, that the City will facilitate the construction of single-family homes that will be sold to low to moderate income families through the Habitat For Humanity of Goldsboro-Wayne's program and the City's Homebuyer Assistance Program.

Goldsboro Development Corporation will use funds for the purchase and rehabilitation of existing units to provide homes for LMI families through their Single-Family Rental Housing Assistance Program. Goldsboro Development Corporation and the City of Goldsboro will work with current occupants of the rental units to prepare them for homeownership.

Upon the sale of the homes constructed or purchased by these agencies, the program income received will be used by the CHDOs to continue the construction and purchase of new homes, thereby creating an ongoing revenue source.

Objective: Provide decent affordable housing.

Outcome: Affordability.

Goal: Facilitate the creation of five (5) new affordable single-family units through new construction and rental property acquisition.

Strategy 6.1: Provide funds to assist eligible non-profit housing organizations to acquire desirable property to provide affordable, single family units available for first-time homebuyer purchase and rental units for low- to - moderate-income citizens within the City of Goldsboro.

Strategy 6.2: Provide funding to certified CHDOs the development of decent, safe, and affordable housing communities.

Program Monitoring- The City of Goldsboro Community Development Department shall monitor the use of HOME funds associated with this activity.

Citation – 24 CFR 92.205

Benefit – LMI Housing

Priority 7: Transitional Housing.

Activity Description – The City will invest 20,000 of FY2011 CDBG funds, toward housing for the special needs population. Funds will be used to assist eligible non-profits that provide assistance to help prevent homelessness, those with HIV/AIDS, battered women and children, and those suffering from substance abuse.

Goal: Provide assistance to improve the living environment of the special needs population.

Objective: Create suitable living environment.

Outcome: Availability/accessibility.

Strategy 7.1: Encourage nonprofits to develop and manage housing for people with special needs, such as the frail elderly, disabled, mentally handicapped, and the homeless.

Strategy 7.2: Improve the flow of information between human services providers and housing providers.

Strategy 7.3: Provide funding to two agencies for supportive services to low-to-moderate income individuals as they transition from homeless to more stable living environments.

Program Monitoring- The City of Goldsboro Community Development Department shall monitor the use of CDBG funds associated with this activity.

Citation – 24 CFR 570.201(c)

Benefit – Limited Clientele

Priority 8: Temporary Relocation.

Project Activity Description –The City will invest \$10,000 of FY2011 and \$10,081 of prior year CDBG funds for temporary relocation assistance. During the rehabilitation of some units or during the reconstruction of others, it is necessary to temporarily displace the occupants. In cases of lead-based paint abatement, the need for relocation is vital to protect the occupants of the home, particularly children, and pregnant women. Benefits will extend until such time as the renovation or reconstruction is complete and/or it is safe for the occupants to re-enter the home.

Goal: Assist household(s) as needed with temporary relocation during the rehabilitation and/or replacement of substandard dwellings within the City. Available funds will be transferred from other line items as required.

Strategy 8.1: Provide assistance to cover necessary costs associated with the displacement of occupants to include, but not limited to, rent, moving, and utility expenses.

Program Monitoring- The City of Goldsboro Community Development Department shall monitor the use of CDBG funds associated with this activity.

Citation – 24 CFR 570.202

Benefit – LMI Housing

Priority 9: General Program Administration.

Activity Description. The City of Goldsboro anticipates administrative funds of \$71,943 (20% of FY 2011 CDBG funds), \$5,273 (20% of FY2011 CDBG Projected Program Income), \$25,725, (10% of FY 2011 HOME funds) for a total of \$102,941 to be applied to general administrative costs associated with administering the City's CDBG and HOME activities, in compliance with applicable provisions of 24 CFR 570.206(a) and 570.208(a)(1).

During FY 2011, particular emphasis will be placed on promoting the various programs available with CDBG and HOME funds. Staff will attend any required trainings to enhance the administration of the CDBG and HOME programs.

Administrative activities will include the continued participation in the Continuum of Care planning process preparing and maintaining an environmental review record for all program activities. In addition, home maintenance training and materials will be developed for those who have received rehabilitation assistance and homebuyer assistance to further ensure the long-term viability of the units assisted with HUD funds.

Citation – 24 CFR 570.206(a), 24 CFR 570.208(a) (1), and 24 CFR 92.207

COORDINATION EFFORTS

The City of Goldsboro proactively encourages the cooperation of regional and local public and private agencies/parties by providing resources, technical assistance, and venues through which the exchange of ideas promote positive community outcomes. In continuing this ongoing effort, the City of Goldsboro has adopted the following initiatives to coordinate and optimize the efforts of all parties participating in the implementation of the City's Annual Action Plan FY 2010

1. Preservation of the City's housing stock
 - a. 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;
 - b. 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
 - a. 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;
 - b. 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;
 - c. 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;
 - d. 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;
 - e. The City will assist Wayne Uplift Resources Association, Inc. and the Goldsboro Development Corporation, Inc., both certified CHDO's, 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.

- f. Through a partnership with the City of Goldsboro will continue to partner with Rebuilding Broken Places to continue developing affordable housing in Faith Estates, a 15-lot subdivision located on Orange and Lime Streets in the City of Goldsboro for 1st time homebuyers. There are ten (9) 1st time homebuyers who currently own their homes and provided over \$900,000 in tax base for the city and county. All homes have 3 bedrooms and 2 baths, are built to Advance Energy standards, and guarantee that the homeowner's electric bill will not be over \$35 per month in most cases. To date there are six (6) lots remaining in Faith Estates.

3. Goldsboro Housing Authority's Resident Participation

The City Housing Authority will proactively seek resident 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.

4. Lead Based Paint Hazards

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.

5. Reduce Poverty

- a. 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;
- b. The City will support the efforts of the Salvation Army, Wayne Uplift Resource Association, CommWell Health, and all other organizations that aid homeless persons;
- c. The City will support the efforts of non-profit organizations that provide enrichment program designed to develop individual coping skills for productive adult lives;
- d. 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.
- e. The City will continue to promote a healthy business environment that encourages quality economic development that provides meaningful employment opportunities for the City's residents.

ANTI-POVERTY STRATEGY

The City of Goldsboro's anti-poverty strategy focuses on education, meaningful employment opportunities, and a comprehensive Continuum of Care initiative that provides opportunities for homeless persons and families to realize productive lives.

- a. The City will continue to support the efforts of area public and private educational institutions that provide essential skills for productive lives.
- b. The City will develop a Neighborhood Revitalization Strategy plan for the Downtown East Revitalization Plan, detailing actions to be taken to eliminate substandard housing, clearance of slum and blighting conditions, identify properties and structures that can be improved or reused for continued economic development and community improvement, identify partners and resources available to help with the revitalization, as well as develop priorities and a funding strategy to implement the plan.
- c. The City will continue to encourage quality economic development that provides meaningful employment opportunities for its residents;
- d. The City will support the efforts of Lighthouse of Wayne County, Inc., a non-profit organization dedicated to providing emergency assistance, transitional housing opportunities, and goal-oriented self-sufficiency programs for homeless persons and families through a comprehensive Continuum of Care initiative.

CITIZEN PARTICIPATION

The City of Goldsboro held two meetings in the early stages of the development of this plan. One meeting was held for area non-profit agencies, housing providers and service providers to receive their unique inputs and perspectives concerning the needs of low and moderate-income citizens in Goldsboro. Two other meetings were held open to the general public. One meeting was held at the Herman Park Center, 901 East Ash Street and one was held at Rebuilding Broken Places, 2105 North William Street. A detailed list of comments and requests from those meetings is attached. Although some of the comments and requests cited by the community are outside the scope of the Action Plan and HUD regulations, the majority of issues raised are CDBG eligible activities and are being addressed in this Annual Action Plan. Those issues addressed in this Plan include continued support of youth programs, housing rehabilitation, new housing construction, public services, down payment assistance for first-time homebuyers, transitional housing and the needs of the homeless, and infrastructure needs of the City's low and moderate-income neighborhoods. Other items on this list are functions of regular City operations and have been referred to the appropriate departments for action.

GLOSSARY OF TERMS

Area Median Income (AMI) – Each year, the federal government calculates the average or median income for communities across the country to use as guidelines for federal housing programs. Area median incomes (AMI) are therefore set according to family size and vary region by region. In 2008, the area median income in Goldsboro is \$48,200.

Code of Federal Regulations (CFR) - A codified collection of Federal rules and regulations issued by departments of the executive branch of the government.

Community Development Block Grant (CDBG) – Authorized by the Housing and Community Development Act of 1974 to provide CDBG eligible metropolitan cities and urban counties (called “entitlement communities”) with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit low- and moderate-income persons.

Community Housing Development Organization (CHDO) – A special non-profit organization that upon satisfying certain qualifying criteria under HUD’s HOME program eligible to receive a set aside of funding to develop affordable housing.

Extremely Low Income Households/Families – Households/families whose incomes are below 30 percent of the area median income (AMI), as determined by HUD, based on family size.

Fair Market Rent (FMR) – In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities.

Grantee - A local or state government to which a grant is awarded and which is accountable for use of CDBG or other Federal funds provided.

HOME – is short for Home Investment Partnership Program, which was created by the National Affordable Housing Act of 1990. It helps to expand the supply of decent, affordable housing for low- and very low- income families by providing grants to states and local governments called participating jurisdictions or “PJs”. PJs use their HOME grants to fund housing programs that meet local needs and priorities.

Housing and Urban Development (HUD) – U.S. Department of Housing & Urban Development (HUD) administers many federal housing programs and grant programs. HUD’s mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.

Low Income Households/Families – Households/families whose incomes are between 51 percent and 80 percent of the area median income (AMI), as determined by HUD, based on family size.

Median Family Income (MFI) – See Area Medium Income (AMI). Also referred to as area family median income (AFMI).

Metropolitan Statistical Area (MSA) – An urban area centered on a city and defined by demographic statistics and “typically” having a population of 50,000 or more.

Moderate Income Households/Families – Households/families whose incomes are between 81 percent and 95 percent of the area median income (AMI) as determined by HUD, based on family size.

Participating Jurisdiction (PJ) – A local or state government that has been designated by HUD to receive funding under the HOME program.

Subrecipient – A public or private non-profit agency or organization receiving CDBG funds from a grantee or another subrecipient to undertake eligible activities.

Very-Low-Income Households/Families – Households/families whose incomes are between 30 percent and 50 percent of the area median income (AMI), as determined by HUD, based on family size.

GLOSSARY OF TERMS RELATED TO HOMELESSNESS FROM HOUSE BILL 2163 AND OTHER SOURCES

This glossary of terms includes definitions taken directly from House Bill 2163 that are relevant to the implementation of this bill on the local level. In addition, definitions of related terms from other sources are also included.

Relevant Definitions from House Bill 2163

These definitions are presented exactly as they appear in House Bill 2163.

“Homeless person” means an individual living outside or in a building not meant for human habitation or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program, which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless.

“Washington homeless census” means an annual statewide census conducted as a collaborative effort by towns, cities, counties, community-based organizations, and state agencies, with the technical support and coordination of the department, to count and collect data on all homeless individuals in Washington.

“Homeless housing grant program” means the vehicle by which competitive grants are awarded by the department, utilizing moneys from the homeless housing account, to local governments for programs directly related to housing homeless individuals and families, addressing the root causes of homelessness, preventing homelessness, collecting data on homeless individuals, and other efforts directly related to housing homeless persons.

“Local government” means a county government in the state of Washington or a city government, if the legislative authority of the city affirmatively elects to accept the responsibility for housing homeless persons within its borders.

“Local homeless housing task force” means a voluntary local committee created to advise a local government on the creation of a local homeless housing plan and participate in a local homeless housing program. It must include a representative of the county, a representative of the largest city located within the county, at least one homeless or formerly homeless person, such other members as may be required to maintain eligibility for federal funding related to housing programs and services and if feasible, a representative of a private nonprofit organization with experience in low-income housing.

“Performance measurement” means the process of comparing specific measures of success against ultimate and interim goals.

“Homeless housing plan” means the ten-year plan developed by the county or other local government to address housing for homeless persons

“Homeless housing strategic plan” means the ten-year plan developed by the department, in consultation with the interagency council on homelessness and the affordable housing advisory board.

OTHER DEFINITIONS RELATED TO HOMELESSNESS

DEFINITIONS OF HOMELESSNESS

Chronically Homeless Person, HUD Definition: As defined by the U.S. Department of Housing and Urban Development (HUD), an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

Homeless Person, HUD Definition: - HUD defines homelessness using the following definition: A homeless person is someone who is living on the street or in an emergency shelter, or who would be living on the street or in an emergency shelter without HUD's homelessness assistance. A person is considered homeless only when he/she resides in one of the places described below:

1. In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, on the street;
2. In an emergency shelter;
3. In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters;
4. In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution;
5. Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing or their housing has been condemned by housing officials and is no longer considered meant for human habitation;
6. Is being discharged within a week from an institution in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing; or
7. Is fleeing a domestic violence housing situation and no subsequent residence has been Identified and the person lacks the resources and support networks needed to obtain housing.

McKinney-Vento Act: The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and childcare. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program, Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental

Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. Also, see: Emergency Shelter Grants, Federal Emergency Management Administration, Shelter Plus Care, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, and Supportive Housing Program.

RELATED DEFINITIONS

Beds: The unit of measure when describing the overnight sleeping capacity or availability for shelters, skilled nursing facilities, hospices, board and care, adult family living, assisted living, and other such facilities.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters.

Housing First Model: A concept of providing housing and services to homeless persons, which provides a homeless person with permanent housing with services immediately rather than place the homeless person in a shelter or transitional housing unit. It assumes that housing stabilization is key in the return of the individual or family to independent living and that needed supportive services can effectively be provided to the client either on site or at agency offices.

Continuum Of Care: An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs—physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development’s Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program.

Continuum Of Care Organizations: A consortium of homeless providers, governmental agencies, funders and other representatives, which have joined to plan for and implement activities for the homeless.

Emergency Shelter: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless persons. The length of stay can range from one night up to as much as three months.

Homeless Prevention Services: Activities or programs designed to prevent the incidence of homelessness, including, but not limited to:

1. Short-term subsidies to defray rent and utility arrearages for families who have received eviction or utility termination notices
2. Security deposits or first month’s rent to permit a homeless family to move into its own apartment

3. Mediation programs for landlord-tenant disputes
4. Legal services programs for the representation of indigent tenants in eviction proceedings
5. Payments to prevent foreclosure on a home
6. Other innovative programs and activities designed to prevent the incidence of homelessness

Housing Authority: An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD. In Washington State, many housing authorities also operate Section 8 Vouchers and Section Housing Choice Vouchers, which are sources of permanent affordable housing for homeless persons coming from shelters and transitional housing.

Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Multiply Diagnosed: This term generally refers to people who have chronic alcohol and/or other drug use problems and/or a serious mental illness and/or are HIV-positive. The terms "dually diagnosed" and "triple diagnosed" are also used.

Permanent Housing: Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents.

Permanent Supportive Housing: Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay.

Person With A Disability: HUD's Section 8 program defines a "person with a disability" as: a person who is determined to: 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental Disabilities Assistance and Bill of Rights Act.

Substance Use Issues: The problems resulting from a pattern of using substances such as alcohol and drugs. Problems can include: a failure to fulfill major responsibilities and/or using substances in spite of physical, legal, social, and interpersonal problems and risks.

Transitional Housing, HUD Definition: HUD defines transitional housing as a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months. For purposes of the HOME program, there is not a HUD-approved time period for moving to independent living.

Veteran: Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not.

Voucher: A Voucher generally refers to a Section 8 Voucher provided by a local Housing Authority to a low or moderate-income person but can also refer to an emergency voucher for short-term motel voucher for a homeless person. The Section 8 Voucher issued by Housing Authority makes up, in payment directly to the landlord, the difference between what a low or moderate income tenant can pay for rent (roughly 30% of their income) and the Fair Market Rent (more or less an average rent). Most Section 8 Vouchers are “tenant-based” meaning that the voucher holder can shop for an apartment or house rental on the private market, while others are “project based”, meaning that they are not portable, but can only be used in a specific building.

Please Contact the Community Development Office
at 919-580-4316 for information contained in the Appendices & Attachments.

Community Development Office
214 North Center Street
Goldsboro, NC 27530