

CITY OF GOLDSBORO

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

REPORTING PERIOD
JULY 1, 2010-JUNE 30, 2011



**FOR SUBMISSION TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

**BY
SEPTEMBER 28, 2011**

**CITY OF GOLDSBORO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF GOLDSBORO, NORTH CAROLINA
FISCAL YEAR 2010-2011**

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

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FY 2010-2011
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CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

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IDIS REPORTS

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

CITY OF GOLDSBORO

CAPER FISCAL YEAR 2010-2011

INTRODUCTION

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

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

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

I. EXECUTIVE SUMMARY

The City of Goldsboro (City) submitted its Annual Action Plan for fiscal year 2010-2011 on May 15, 2010 to the Department of Housing and Urban Development. In July 2010, HUD approved the City's Annual Action Plan and Goldsboro was awarded \$430,101 in Community Development Block Grant (CDBG) and \$292,299 in HOME Investment Partnership (HOME) funds to perform eligible housing and non-housing community development activities for very low, low and moderate-income citizens of this area.

The 2010-2011 Annual Action Plan described in detail the housing and non-housing needs of the area, market conditions based on the best data available at the time and set forth a strategy that established priorities for meeting the needs identified. Additionally, the Plan outlined resources anticipated to be available to address priority areas of need, and established an Annual Action Plan that identified the intended uses of resources. During the past year, 2010-2011, the City used federal entitlement funds to provide decent, safe and affordable housing for low and moderate income citizens through housing rehabilitation and homeownership assistance programs, provided funds for public facilities and improvements, assisted with public services, funded after school enrichment activities for the City's low and moderate income children. The City of Goldsboro completed many of its strategic community goals in program year 2010-2011. In areas, where goals were not fully completed the City has developed plans to address those areas, particularly with respect to transitional housing, economic development, and activities addressing homelessness in the community.

The City of Goldsboro continues to use the HOME allocation to offer homebuyer assistance for first-time homebuyers and to expand the affordable housing stock for low to moderate income persons and families through Community Housing Development Organizations (CHDOs), Wayne Uplift Resource Association, Inc. and Goldsboro Development Corporation.

This 2010-2011 CAPER summarizes the City's achievements in meeting the objectives set forth in 2010-2011 Annual Action Plan. It covers the period July 1, 2010 through June 30, 2011.

Summary of Resources

In accordance with 24 CFR Part 21, 220 of Title 1 of the Housing and Community Development Act of 1974, as amended, the City of Goldsboro's one year Action Plan outlines the activities that will be funded using CDBG funds as well as identify leveraged funds from other sources. The following funding shall be available to address the following goals and objectives in the City of Goldsboro's Annual Action Plan FY 2010, to be implemented between July 1, 2010 and June 30, 2011.

1. The City received \$430,101 in 2010 Community Development Block Grant (CDBG) funds and \$258,662 in prior year CDBG funds for a total of **\$688,763** were available to address identified CDBG project activities as outlined in the Annual Action Plan.

2. The City received \$292,299 in 2010 Home Investment Partnership program (HOME) funds and \$324,481 in prior year HOME funds for a total of **\$616,780** were available to address HOME project activities as outlined in the Annual Action Plan. As required by the HOME program, match funds in the amount of **\$73,444** was provided by the City of Goldsboro.
3. The City of Goldsboro received \$23,021.80 in CDBG program income and \$4,489.74 in HOME program income for a total of **\$27,511.54** as a result of the repayment of housing rehabilitation loans invested to benefit low and moderate income families in previous years. The program income was disbursed according to the HUD guidelines with program income being disbursed before other funds are used for administrative costs and program activities.
4. Area private financial institutions and lenders 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. Participating financial institutions and lenders participating in the Homebuyer Assistance Program for 2010 include Bank of America, Branch Banking and Trust, Habitat for Humanities of Goldsboro-Wayne County, North Carolina Housing Finance Agency. These Lenders contributed funds toward mortgages for eight (8) first-time homebuyers in the amount of **\$515,053.00**.

In summary, the City of Goldsboro's available funding for this reporting period include \$430,101 and \$292,299 from FY 2010 CDBG and HOME funds respectively, for a total of **\$722,400**; prior year \$258,662 and \$324,481 in CDBG and HOME funds respectively for a total of **\$583,143**; **\$73,444** in matching funds; \$23,021.80 and \$4,489.74 in CDBG and HOME program income respectively for a total of **\$27,511.54**. The amount of available funding from all sources total **\$1,406,498.54** of to carry out the goals and objectives prioritized in the City's Annual Action Plan for fiscal year 2010.

Distribution of Funds

All Community Development funds received by the City of Goldsboro are being used on eligible housing and non-housing community development activities within the City limits of Goldsboro and primarily benefit the very low, low and moderate- income citizens of this area. Goldsboro's housing and non-housing programs are Citywide; however, we are concentrating our efforts on areas needing to receive a very high priority for revitalization and the rehabilitation of housing occupied by elderly and handicapped individuals. The 2000 census data shows that more than 65% of the population within the city limits is low and moderate-income residents.

The Community Development was able to meet or exceed projected goals in the majority of the program areas. There has not been any activity in the Economic Development Area. There were no major changes to our program policies or procedures during the reporting period. The City of Goldsboro will continue to monitor the market for participation opportunities, particularly in the areas of eliminating homelessness and poverty in the community and work with the Down East Coalition to Eliminate Homelessness Continuum of Care.

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

II. FIVE-YEAR ASSESSMENT OF PROGRESS

Table 1 SPECIFIC FIVE-YEAR OBJECTIVES: GOLDSBORO CONSOLIDATED PLAN, 2010-2014

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

Acco=Accomplishments

1. Housing Rehabilitation Loans

The City of Goldsboro expended \$102,345.00 under the CDBG and HOME Housing Rehabilitation Program, which consisted of \$73,539.38 in HOME funds, \$18,300.00 in CDBG funds and \$10,505.62 in local funds during FY 2010-2011. The rehabilitation projects consisted of installing three (3) HVAC units to low to moderate income families that had no source of heating during the winter months. Those household in need of heat in the winter or air conditioning during the summer were given priority to meet their needs. One of the housing units assisted in 2010 as priority of an HVAC unit will also be a multi-year project and will receive further rehabilitation in 2011. Three (3) houses received substantial rehabilitation.

The assisted homeowners were 50% or below the median income (\$49,300) for the City of Goldsboro. Rehabilitation of the dwellings included, but was not limited to HVAC units, roof replacement, lead based paint abatement, plumbing, and electrical improvements.

The City of Goldsboro expended \$11,436.25 in HOME funds and \$1,633.75 in Local Match to rehabilitate one (1) home under the HOME Rental Rehabilitation Housing Loan Program. This activity will provide additional affordable rental units and increase the HOME program income for the 2011-2012 reporting period.

Eligible rehabilitation expenditures also include hazardous materials testing, abatement and monitoring, and project delivery. During 2010-2011, \$12,416 in CDBG funds was spent on lead-based paint and asbestos testing of nine (10) homes of low-to-moderate income families and one (1) fire station rehabilitation project under the Public Facility and Improvement. The City expended \$22,215.26 in CDBG funds for Rehabilitation Program project delivery services.

The City's housing rehabilitation program included the provision of demolition/modular replacement to assist property owners whose dwellings, due to severe deterioration, are more economically feasible to demolish and provide replacement housing than to rehabilitate. The City assisted one (1) family through Demolition and Clearance Program at a cost of \$10,900.

2. Homebuyer Assistance/HOME

The City utilized a total of \$174,006.84 in federal HOME funds and \$25,244.06 in local funds to provide second mortgages, down payment, and closing cost assistance for eligible homebuyers purchasing homes within the City of Goldsboro. Seven (7) low and moderate- income families received assistance under the City's Homebuyer Assistance Program during this reporting period. The average amount of assistance provided was \$24,858.

Four (4) first-time homebuyers purchased homes as a part Wayne Uplift Resource Association (CHDO) new home construction activity through a partnership with Habitat of Humanity of

Goldsboro-Wayne County, Inc. The average sales price of the four (4) Habitat of Humanity homes was \$78,375; the average sales price of the remaining three (3) homes was \$127,267. All persons assisted were between 31 % - 80% of the median income for this area.

Each homebuyer is required to complete the Homebuyer Education course offered through the local office of Consumer Credit Counseling Service or approved agency as a public service activity. Certificates of completion were submitted to our office for each file prior to loan closing. Homebuyers also receive Pre-Purchase Counseling which is also provided by certified Credit and Housing Counselors at Consumer Credit Counseling. During the initial application process, all applicants are provided with information concerning the hazards of lead base paint if the homes were built before 1978 and must sign a document verifying receipt of information.

A Housing Quality Standards (HQS) checklist inspection is conducted on all properties under contract for purchase (First Time Homebuyers and CHDO Rental Housing Program Acquisitions). Any property not meeting guidelines of the HQS inspection checklist must have all problems corrected and re-inspected prior to all loan closings.

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

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

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

3. Community Housing Development Organization (CHDO) Assistance /HOME

In FY 2010-2011, the City spent \$209,771.98 in HOME funds and \$22,119.93 in match funds toward CHDO activity. \$100,000 in HOME funds was set aside for CHDO activity, and \$10,000 was allocated for CHDO operating expenses. During this reporting, Wayne Uplift Resource Association through a partnership with Habitat for Humanity for Humanities of Goldsboro/Wayne County completed and sold four (4) new homes, and the agency has request an extension of the 2010 contract to complete the one (1) remaining home that is currently under construction. This home was scheduled to be completed by September 30, 2011 and sold in the first part of the 2011-2012 reporting period. To date, this partnership has completed and sold twenty-five (25) homes.

During this reporting period, Goldsboro Development Corporation did not purchase any addition units to add to the current rental stock. To date, Goldsboro Development Corporation, Inc. has purchased, renovated and rented a total of sixteen (16) dwellings. These dwellings have proven to be a great asset for low-income renters. All of the units are rented under the Section 8 guidelines and fair market rental rates.

4. Economic Development/CDBG

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

5. Public Services Activities /CDBG

The City can use up to fifteen percent (15%), that is, \$64,515 of its CDBG allocation of \$430,101 for public services plus 15% (\$2,665) of the prior year program income of \$17,764.14 for a total \$67,180 available for Public Service activities. During this reporting period, a total of \$66,460 was used for this activity with five (5) agencies. Contracts were executed with the Boys and Girls Club of Goldsboro/Wayne County, the Goldsboro Branch Office of Consumer Credit Counseling Service of Fayetteville, Inc., Dillard Alumni and Friends, Inc., Rebuilding Broken Places, CDC, and Wayne Initiative for School Health (WISH), to provide after school enrichment and other public service activities for the low and moderate-income youth and adults of this area. These programs have proven to be very beneficial to the low and moderate-income families with children.

The Boys and Girls Clubs of Wayne County is a new public service agency that provide a gang awareness and prevention program to low-to-moderate income school age children. During the 2010 reporting period, the program served 100 students. 90% of the participants successfully completed the program. 85% of the participants demonstrated an improvement in behavior and attitude while participating in Club-wide activities and/or other functions. 50% of the attendees participated in the “Drumming Up Character” Drum line with 50% parent participation.

The Goldsboro Branch Office of Consumer Credit Counseling Service (CCCS) of Fayetteville, Inc. provided Homebuyer Education workshops for sixty-two (62) low-moderate income participants. This fiscal year, the program increased the number of clients served in the community to better assist them to comprehend the process to become first-time homebuyers. The agency provided an eight-hour education component for potential homebuyers. Seven (7) participants have successfully purchased a home with the use of down payment assistance funds from the City of Goldsboro’s Homebuyer assistance program. Several participants are in the qualifying process to become homeowners. The agency continues to expand the program to reach more potential homeowners in the Goldsboro area.

The Dillard Alumni and Friends, Inc. served thirty-five (35) students in the Goldsboro Schools central attendance area. During the 2010-11, the program focused on third and fourth graders from the Carver Heights Elementary School to enrich their reading and math skills. The students showed progress in reading and math skills according to the parents and reports from the school. The students attended the Dillard Alumni Archives where they learned about the history of public school education in the City of Goldsboro. The students were able to see the educational experiences of their grandparents and other family members. The parents were also invited to visit the Dillard Archives with their children. One parent volunteer joined the program as a tutor.

Rebuilding Broken Places, CDC had 27 students enrolled in the Learning Today Elementary Math and Reading program, which uses the assessments to determine where the children are academically and tailor tutoring lessons to meet the student’s individual need. Students are required to complete a total of 34 hours of tutoring consisting of 62 reading lessons and 51 math lessons. The program has two student volunteers with more than 80 hours of volunteer time tutoring the students.

During this reporting period, the program provided enrichment activities for the children that included Tae Kwon Do, Zumbatomic, dance, computer classes, and 4-H. These enrichment activities provided exciting fun for the children while also improving self esteem and character development. Students demonstrated what they learned during the graduation exercises that were held June 23, 2011.

The program's Hunger Haters raised more than 500 pounds of food for the Community Crisis Center during through a food drive. Students continue to show growth in academics and improvement in behavior. The program also provides several activities that include nutrition education and science exploration. Each class has been working on the adopt-a-pet program and was to choose a pet to care for during the summer.

Wayne Initiative for School Health (WISH) has provided comprehensive school-based health care in the three inner-city school-based health centers with another year of 90% student enrollment in the WISH centers. WISH has a 92% user rate, showing that students enrolled are utilizing the comprehensive health services. There were 671 immunizations given to get students up to date on their immunizations. There were 9,370 student visits to receive health services. Each year student visits continue to increase. The absentee rates stay below 7% and the pregnancy rates this year was the lowest in over seven years. The mental health visits continue to increase each school year. WISH has completed over 406 complete physical exams during this reporting period. WISH continues to be committed to providing affordable, accessible, comprehensive physical and mental health services to improve the well-being of our adolescents in the City of Goldsboro and Wayne County.

Wayne Action Group for Economic Solvency (WAGES) was awarded \$8,000 for their Senior Companion and Foster Grandparents Program but notified the City that they would not accept the ward due to a funding agency match requirement. The fund amount was reallocated among the remaining five funded agencies. This action reduced our anticipated number from six to five for this reporting period.

6. Public Facilities and Improvements

During this reporting period the City disbursed \$173,289 in CDBG funds for public facility and improvement projects during the 2010-2011 reporting periods for rehabilitation of the pool and pool houses at Mina Weil and Peacock Parks, located in low-mod census tract areas. The program also provided roof replacement in Phase I of a rehabilitation project to improve the Fire Station #3 which provides service to several low-mod census tract areas in the City of Goldsboro.

7. Transitional Housing

Transitional Housing remains one of the City priorities even though there were no program activities during this reporting period. The Community Development staff continues to seek out agencies to provide transitional housing services in the City of Goldsboro. Wayne Uplift Resource Association has been submitted 2010-2011 proposal for assistance and was awarded \$20,000 to provide supportive services to domestic victim through the agency's Domestic Violence Program.

Wayne Uplift Resource Association was able to provide supportive services to domestic violence victims and their families through rental assistance, security and utility deposits, transportation, and temporary housing. The program provided services to 22 households and a total of 37 individuals (adults and children).

All households assisted were moved from temporary housing in the transitional house to permanent housing with the assistance provided with the supportive services funding. Budgeting sessions, job search training, and intense case management were also provided to ensure a successful transition into safe permanent housing.

The Angelic House, located at 1206 East Walnut Street (the previous location of the Wayside Fellowship Home) in Goldsboro, North Carolina is a transitional living facility with a mission to reduce the suffering and improve the quality of life for women with chemical dependencies and related problems. The house officially opened on February 24, 2011 with the admission of our first resident. Prior to the first consumer being admitted, there were collaborative efforts between the City of Goldsboro, Eastpointe and CommWell Health with the needed legal documents and staff working to ensure all efforts were in place to comply with the requirements of DHHS and the city of Goldsboro along with other agencies to ensure proper inspections, occupancy and other licensing requirements. The facility has a staff of four (4) full time staff and one (1) part-time staff. The numbers quickly began to grow and referrals were coming in weekly. On March 2, 2011 the second resident arrived and the third consumer was received on March 17, 2011. The Open House Ceremony conducted on March 17, 2011.

Throughout the various months more residents were admitted with an average of 5 residents in the home by the end of April. This allowed for only the availability of the transition bed. It was used an average of 4 times for a period of 2 weeks to one month over this period. The transition bed serves to assist women with needs that do not meet criteria but are in need of assistance while awaiting appropriate facilities or making other arrangements as needed. The average length of stay is expected to be between six months and one year. Throughout this period, case management services which include arranging, linking and referring to other services that they are in need of. There has been close collaboration with Department of social Services and Vocational Rehabilitation to assist the women with a variety of needs. The women also receive services from Employment Security Commission, Salvation Army and 3 out of 5 of the consumers are attending Wayne Community College.

In the next fiscal-year, the agency will continue with service delivery for women with addiction while improving and expanding collaborative efforts.

8. 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.

9. Tenant Assistance/Relocation

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

During the 2010-2011 program year, two (2) families were assisted with temporary relocation assistance as a result of a project assisted with funds under the CDBG or HOME Programs. The City spent a total of \$721.21 in CDBG funds for temporary relocation assistance for Homeowner Rehabilitation Program. As a result of the reduction in required use, the program will no longer maintain rental housing for the program. Temporary relocation will be provided to the participants on a as need basis. This action will reduce program cost and make funds available for other projects.

III. ASSESSMENT OF ANNUAL PROGRESS

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 Community Development and the Community Affairs staff completed an update to the Fair Housing Plan which includes the following components:

1. An Affirmative Fair Housing Marketing Plan
2. A Fair Housing Policy Statement
3. A Discrimination Complaint Procedure
4. Tenant Selection Methodology
5. Income Needed for Housing (INH)
6. Community Classification and Categorization
7. Action Steps to address Fair Housing Impediments

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 material, including state and federal contact information, in English and Spanish, for persons needing assistance with private fair housing grievances.

The Community Development staff does workshops and seminars for the lenders, realtors, and local organizations to inform citizens of programs, assistance, and the availability of counseling for low and moderate-income citizens in the Goldsboro/Wayne County area. During this reporting period, staff conducted attended community housing seminars and presented participants with program information covering the Homebuyer Down Payment Assistance Program and Homeowner Rehabilitation Program.

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. During the 2010-2011 program year, the Community Affairs Department reported there were 62 housing complaints received and no fair housing discrimination complaints were received.

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 happens. Awareness for property owners, landlords, builders, and lenders also needs 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.

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. These needs are being addressed through the Down East Coalition to Eliminate Homelessness (Continuum of Care). There are currently twelve (12) Target Units in the City of Goldsboro that have been set aside for the disabled.
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. During the 2010-2011 program year, the Community Development staff conducted program presentations for local churches and realtors. The Consumer Credit Counseling Service conducts bi-monthly homebuyer education workshops that cover all aspects of pre-purchase and post-purchase homeownership. Information is also provided on the wise use of credit, budgeting and money management.
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. Section 215 Housing Opportunity Created. The City of Goldsboro did not develop any Section 215 Housing Units during the reporting period.
7. 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. The Goldsboro Branch Office of Consumer Credit Counseling Service of Fayetteville offers Home Buyer Education workshops and Pre-Purchase Counseling is also available which includes credit report review and budgeting.

1. Affirmative Furthering Fair Housing

In reviewing the Impediments to Fair Housing Analysis, problems inhibiting Fair Housing in Goldsboro included the lack of available, adequate and affordable housing for low and moderate income individuals (rental and for purchase), credit issues or the lack of credit, and economic resources due to the lack of training and job skills. Many low and moderate- income persons find that banks are not willing to take the risk of lending to them. As a CHDO, Wayne Uplift Resource Association partners with Habitat for Humanity of Goldsboro-Wayne to produce affordable housing units. Goldsboro Development Corporation, a second CHDO, provides affordable rental units to low and moderate-income renters. Goldsboro Development Corporation did not receive funds to purchase property during this reporting period.

Additionally, Consumer Credit Counseling Service of Wayne County has joined with the City in an

effort to provide Home Buyer Education for persons who are interested in purchasing homes as well as providing budgeting, debt management and credit counseling. The Community Development Office continues to assist the Community Affairs Office with any complaints or concerns that arise within the city in regard to Fair Housing.

a. *Actions taken to affirmatively further fair housing*

Community Affairs distributed educational materials to landlords, banks, and real estate offices to educate them on the laws governing fair housing and how to prevent discrimination.

The Community Development and Community Affairs Departments partnered with are churches, agencies, and sororities to provide education and information on fair housing, home buyer information, and credit awareness. The presentations were held at the Herman Park Center on June 18, 2010 and at St. Mark Church on June 25, 2010. These workshops were well attended and topics of discussion included The Wise Use of Credit, The City of Goldsboro Homebuyer Assistance Program, Land Lord Tenant Rights, and information on the Fair Housing Act and Fair Lending Practices...

b. *Summary of impediments to fair housing choice in the Analysis of Impediments (AI).*

Community Affairs also make referrals of low and moderate income citizens to affordable rental housing developments such as Habitat for Humanity of Goldsboro-Wayne, Inc. The office also partner with the Office of Community Development and Consumer Credit Counseling Service of Fayetteville in identifying low-to-moderate income families to provide educational workshops and materials.

c. *Identify actions taken to overcome effects of impediments identified in the AI.*

Community Affairs receives daily the local newspaper, Goldsboro News Argus and review its classified ads, notices and any special magazines included in their weekly addition to monitor any ads that may indicate any language or element of discrimination.

2. Affordable Housing

In accordance with the provisions of the HOME Final Rule, 24 CFR 92.351, the City of Goldsboro has formally adopted a Resolution approving the City's Affirmative Marketing Policy and Implementation Procedures. The purpose of the City's Affirmative Marketing Policy is to ensure

those persons of similar income levels in the same housing market area have a like range of choices in housing, regardless of race, color, religion, familial status, handicap, sex or national origin. The City promotes fair housing through all of its state and federal community development and housing programs, in accordance with HUD regulations.

3. 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 2010, the City participated in a Continuum of Care Task Force, a coalition of homeless service providers, shelters and Faith-based organizations to develop a meaningful Continuum of Care plan in response to a Notice of Funding Availability (NOFA).

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

- The group consistently met on a quarterly basis to strategically discuss issues pertaining to the homeless situation in our catchment area, which serves Duplin, Lenoir, Sampson, Wayne counties and the City of Goldsboro.
- The meetings consistently includes multidisciplinary participation and representation from the 4 counties and the City of Goldsboro by various agencies or entities such as the Department of Social Services, the Department of Health and Human Services, the Department of Corrections, local School Districts, local Sheriff Departments, the Faith Based community, local Housing Authorities, Local Service Providers, Emergency Shelters, landlords, etc. and any other agency or entity which have sincere interest in addressing the needs of the homeless in our community.
- At Ashebrooke Apartments, located in Goldsboro, 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, Four (4) units were created and became available in 2010 for occupancy (Please see attached map).
- Various trainings, workshops and presentations have continued to be afforded to providers, landlords, consumers, and the general public/community on behalf of the coalition by Eastpointe's Housing Coordinator. This is not only introducing these housing initiatives to all, but to also introduce to all the significant role(s) which we all have to play in order to be as effective, and efficient, toward appropriately addressing the homeless issues in our area. Continued training, awareness, and education will remain a strategy of the coalition.

- The coalition was able to establish a fund last year which the monies could be used to assist the various participating emergency shelters within our catchment area and/or any of the participants which we serve with some substantiated assistance. Eastpointe, through initiation by its Director, provided \$8,000 “seed money” toward this effort, and the coalition has also discussed and identified various fund raisers to utilize in supplying into this fund. This year, a doughnut sale was generated via the coalition, and an admirable amount of monies was added to the fund. Also, a significant “spirit of unity” was exhibited by the various members of the coalition, thus more solidifying our cause.
- The continued success of the efforts facilitated by the coalition during the past year was a combination of things. Eastpointe hosted a cookout which was held in a local park located in Goldsboro. Guests who were invited included participants of the housing programs, their immediate family members, and members of the Down East Coalition and their immediate family members. All who attended were honored by Eastpointe and shown appreciation for their ongoing support and participation in our efforts toward ending homelessness within our catchment area. 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!!!

a. 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 the data development 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.

b. Homeless Prevention and Transition

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

The program goal for 2010-2011 was to assist 24 women and 96 dependent children through the shelter. Wayne Uplift was able to provide supportive services to domestic violence victims and their families through rental assistance, security and utility deposits, transportation, and temporary housing. The program provided services to 22 households and a total of 37 individuals (adults and children).

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 in for an indefinite period of time, which aides in reducing the number of people that are homeless. The Fordham House was able to assist approximately 7,000 people per month in 2010. 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 has the capacity to provide shelter for up to 22 persons at any one time. The shelter also provide three meals per day, along with snacks, hygiene kits, transportation to DMV and bus station, bus tickets, medical assistance, rental, utility, and food assistance.

The Goldsboro Housing Authority provides conventional public housing, Section 8 certificates, and Section 8 vouchers for low-income families threatened with homelessness. Additionally, the Eastern Carolina Regional Housing Authority administers Section 8 vouchers within the City.

During this reporting period, the **WAGES Community Services Block Grant Program (CSBG)** was able to find shelter for 6 participants that were homeless. WAGES Head start and Early Head start Program has a policy that gives children priority if they are homeless. WAGES provided 36 housing vouchers to families, with funding received from the stimulus money.

WAGES holds 2 clothing give-aways during the year this event is open to the public, we are sure that some of the individuals that attend are homeless do to the fact that they ask for only what they can carry on their backs.

The manager of CSBG, Treda Oates-Dunn, meets regularly with EASTPOINTE, Housing Support Committee. She writes referrals to Eastpointe for the “Shelter Plus Care program, a program that assist homeless individuals that has a mental illness, handicap or disability locate housing as of today’s date one individual has been placed in housing due to the referral written by Mrs. Oates-Dunn WAGES is constantly pursuing other ways to help the community.

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.

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 of Economic Solvency (WAGES), 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.

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 the table on page 19. For the 2010-2011 school year, 74 homeless students are identified within the schools located within the City of Goldsboro. This includes student counts from Carver Heights, Dillard, Goldsboro High, Greenwood, Meadow Lane, North Drive, School Street School, Wayne School of Engineering at Goldsboro High, and Wayne Early Middle College, and Wayne Middle/High Academy.

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 approximately 192 persons living with HIV or AIDS in Wayne County, as of December 31, 2008. 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.

c. Federal Resources /Homeless SuperNOFA

Eastpointe LME is the lead agency for the Continuum of Care operated by the Down East Coalition to Eliminate Homelessness and services the Goldsboro/Wayne county area as well as Lenoir, Sampson, and Duplin counties. The City participates in a Continuum of Care Housing Committee, a coalition of homeless service providers, shelters and Faith-based organizations to develop a meaningful Continuum of Care plan in response to a Notice of Funding Availability (NOFA) announced by HUD. The coalition, which was awarded a Shelter Plus Care Grant in 2007, was able to assist 21 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 recently received notification of the Super (NOFA) Notice of Funding Availability from HUD via the Balance of State and was informed that we have been awarded a second Shelter Plus Care Grant in the amount of \$436,620 to assist approximately 14 consumers.

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 1, Part A services are provided to homeless students attending non-Title 1 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.

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

4. Other Actions in Strategic Action Plan

a. Obstacles To Meeting Underserved Needs.

In light of the economic situation the nation has experienced, there remains an urgent need for affordable housing and emergency repair programs to assist low/moderate income persons and those with disabilities who cannot afford to repay a loan for reasons of insufficient income, unstable work history, or poor credit history. Limited resources dictate that the number of individuals served is small; however, the growing waiting list indicates continuing, substantial need.

b. Foster And Maintain Affordable Housing.

The Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority handle all Public Housing Improvements. Both public housing authorities received funding for their housing activities and projects. Goldsboro Housing Authority owns and manages 1,225 units throughout the local area and Eastern Carolina Regional Housing Authority manages 180 units.

c. Eliminate Barriers To Affordable 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.

d. Overcome Gaps In Institutional Structures And Enhance Coordination.

The City of Goldsboro, through its Planning and Community Development Department, shall administer and monitor the use of formula grant program(s) funding as provided from the U.S. Department of Housing and Urban Development for the purpose of implementing this 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 Action Plan.

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.

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

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

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.
- The Community Affairs staff has provided on going support to the Resident Council in two of the Goldsboro Housing Authority residence councils. Support included guidance, educating, reviewing and recommending changes to the by-laws, scheduling the election date, election process, assistance with the candidate's forum and flyers. Working with the Executive Board and acting as a liaison between the Goldsboro Housing Authority and the Resident Council. Participants are given information on our landlord /tenant rights, first time home buyers and invited to all of our Fair Housing workshops.

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.

The City received a three-year grant from The North Carolina Department of Environment and Natural Resources under the US Department of Housing and Urban Development's Lead-Based Paint Hazard Control Program. 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.

e. Improve Public Housing And Resident Initiative.

The City continues to work with employees and residents of the Goldsboro Housing Authority and the Eastern Carolina Regional Housing Authority to increase homeownership opportunities for the residents of public housing. Many applicants have applied for assistance, but due to credit issues, their loans have not been approved. For this reason, the Community Development Office has been assisting applicants in locating agencies that are

available for financial management and counseling as well as providing some counseling in our office. A contract was signed with Consumer Credit Counseling Service of Fayetteville, Inc., Goldsboro Branch, to provide homebuyer education and financial management and budgeting sessions, when needed, at no cost to the applicant. After these issues are resolved, the applicants plan to continue their dream of homeownership.

Also, the City continues to fund and work with Dillard Alumni and Friends, Inc. who serve more than 51% of the students living in public housing and attend school in the local inner-city schools. The objectives of these programs have been to try and reach economically disadvantaged students. The After School Enrichment Programs have included sessions for extra-curricular activities, such as field trips, table etiquette and food preparation, cultural dance and social awareness programs. The Boys and Girls Club of Wayne County and Rebuilding Broken Places serve children from low to moderate income families to provide pang awareness and prevention and tutoring.

f. Evaluate And Reduce Lead Paint Hazards.

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

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

The City 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.

g. Program and Comprehensive Planning Compliance.

As a means of ensuring compliance of CDBG and HOME program funded activities the City of Goldsboro has established a monitoring plan to be used for Sub-recipients, CHDOs, HOME Buyer and Rental HQS compliance. Sub-recipients and CHDOs are required to submit quarterly and end of year reports on their program and activities. These reports include relevant information such as the number units complete and/or persons served; the amount of funds expended or obligated; number of cases processed; factors which adversely affect or hinder implementation; accomplishments of program and/or activities. The Community Development staff conducts periodic review of Sub-recipients' program activities for performance and compliance. CHDOs are required to undergo a recertification review on a yearly basis. The staff prepares monthly progress reports for review by the Development Services Director, the City Manager, and the City Council.

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

h. Reduce Poverty Level.

The City will continue to participate with local agencies, faith-based or church groups, and non-profit organizations that provide shelter and transitional housing opportunities that benefit homeless and transient families and individuals;

The City will support the efforts of the Salvation Army and all other organizations that aid homeless persons;

The City will support the efforts of non-profit organizations that provide enrichment program designed to develop individual coping skills for productive adult lives;

The City will support the efforts of Eastpointe, LME, a non-profit organization that is the lead agency for the Down East Coalition to Eliminate Homelessness Continuum of Care initiative that benefits homeless persons and families in Goldsboro and Wayne County;

The City will continue to promote a healthy business environment that encourages economic development that provides meaningful employment opportunities for the residents.

5. Leveraging of non-Federal Funds

The City of Goldsboro used its federal HOME dollars and local dollars, in conjunction with private funds provided by Branch Banking & Trust (\$74,250); Habitat of Humanity (\$143,500); North Carolina Housing Finance Agency (\$80,000); Bank of America (\$217,303); City of Goldsboro (\$25,244); and Homebuyer Contributions (\$7,859) for a total of \$548,156 in first and second mortgages to low and moderate-income citizens this reporting period. The amount of non-federal funds represented 76% of the total amount of \$722,163 expended through federal and non-federal funds made available to low-to-moderate income families to become first-time homebuyers.

This combined effort and collaboration increased the scope of our housing activity and provided housing solutions that would not have been possible without the partnerships. For fiscal year 2010-2011 HOME funds, the City budgeted \$32,884 for new match dollars, plus \$40,560 to match prior year HOME funds. During this reporting period, a total of \$52,093 in match funds was spent.

6. Citizen Comments and 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 and/or slum and blighted areas, and residents of public housing.

Access to Information -- The City of Goldsboro provides citizens with reasonable and timely access to local information and records related to the City's proposed and actual use of funds. This is done through public meetings of the City, which are advertised in a local newspaper of general circulation. Meetings are held 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) Housing and

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

Publishing the Plan -- A summary of the plan was published in the Goldsboro News Argus on March 28, 2010. Copies of the Plan were made 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 hearings and/or meetings in preparing the Action Plan, and such comments were attached to the final plan and submitted to HUD.

Public Hearings -- The City of Goldsboro provides for a minimum of two public hearings and/or meetings per year to obtain citizens' views and to respond to proposals and questions at all stages of the compilation of the Action Plan.

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 be provided for hearing-impaired residents. Such requests must be made to the City Clerk's office no later than 4 days prior to the public hearing.

Notice of Hearings -- All public hearings/meetings were advertised in the Goldsboro News-Argus, a paper of general circulation in Goldsboro/Wayne County. Copies of the entire plan were available upon request in accordance with City policies regarding making copies.

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. A second meeting was held open to the general public. These meetings were both held at the Herman Park Center. Notification of all meetings was published in the Goldsboro News Argus, sent through direct mail and email messages. 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.

7. Self Evaluation of Annual Performance

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

Goldsboro's Consolidated Plan was developed with the objective of the Housing and Community Development Act clearly in mind and has been referred to regularly to be sure it has stayed in compliance with the objectives. CDBG regulations require that a grantee disburses its funds on a timely basis and not have more than 1.5 times its current allocation in its line of credit 60 days prior to the end of its program year. The deadline for meeting the timeliness test for fiscal year 2010 was May 2, 2011. During this reporting period, the City met the timely expenditure test with a 1.35 ratio.

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

Additionally, activities carried out under Public Services enhanced the quality of life for many families and academic performance for many disadvantaged and low wealth youth throughout the City. The City will continue its efforts to develop and implement strategies to improve its overall performance. With the enactment of the City's Demolition by Neglect Program, intense collaboration with the Inspection's Department, and local agencies, the City of Goldsboro anticipates an increase in the number of eligible applicants for its Rehabilitation and Homebuyer Assistance Programs in fiscal year 2010-2011.

8. 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.

Goldsboro Development Corporation currently has 16 houses in the rental program. During this reporting period, 14 houses were inspected. All required repairs have been completed as of the end of this reporting period.

IV. PROGRAM NARRATIVES

1. CDBG Funds to Goals and Objectives

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

Goldsboro's Consolidated Plan was developed with the objective of the Housing and Community Development Act clearly in mind and has been referred to regularly to be sure it has stayed in compliance with the objectives. CDBG regulations require that a grantee disburses its funds on a timely basis and not have more than 1.5 times its current allocation in its line of credit 60 days prior to the end of its program year. The deadline for meeting the timeliness test for fiscal year 2010 was May 2, 2010. During this reporting period, the City met the timely expenditure test with a 1.41 ratio. The Community Development Administrator, Rehabilitation/Community Development Specialist administer all program activities in conjunction with assistance from the Development Services Director, City Manager's Office, Inspections Department, Engineering Department, and City Council.

2. Changes in Program Objectives

The Community Development office received two applications for transitional housing activities for the 2010 program year. Therefore, the transitional housing objective was included in the 2010 action plan priority list. During the 2010 program year, the program objectives included Transitional Housing Supportive Services with Wayne Uplift Resource Association to assist individual and families that were victims of domestic violence. These families faced the threat of homelessness, but

were able to move into permanent housing through the domestic violence program and supportive services provided by funding received from the City of Goldsboro. The Economic Development Program was excluded from the 2010-2014 Consolidated Plan and 2010-2011 Action Plan list of priorities due to a lack of qualified applications.

3. Anti-displacement and Relocation

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

4. Program Income

The City received \$23,021.80 in CDBG program Income and \$4,489.74 HOME program income in the Integrated Disbursement and Information System (IDIS). All of the program income was expended as required by the established guidelines.

5. Loans and other receivables

CDBG and HOME: Total number of Loans outstanding and principal balance owed as of the end of this reporting period, July 1, 2010 through June 30, 2011. Of the number of loans listed below, there is one loan currently in default. The Community Development staff has been working with customers who have fallen behind in the monthly payments due to the economic down turn.

LOAN TYPE	No. of Loans	Loan Balance
Homeowner Rehab-deferred	47	\$ 924,072.84
Homeowner Rehab-0%	3	\$ 28,641.76
Homeowner Rehab-2%	9	\$ 277,176.94
Homebuyer Assistance-deferred	42	\$ 669,729.86
Rental Rehab Loan-2%	1	\$ 13,030.00
Outstanding Loan Amount	102	\$ 1,912,651.40

6. Neighborhood Revitalization Strategies

The City will concentrate its CDBG funds and efforts in the Downtown East Redevelopment Area (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.

To comply with federal regulations, the City Council has adopted a Resolution establishing a verifiable goal of fifteen percent (15%) of the total dollar amount of all contracts for participation of minority and/or women's businesses in the awareness of contracts for CDBG and HOME Program activities.

The Community Development staff has compiled a list of minority and female contractors, subcontractors, and suppliers in our area and when advertising for bids on CDBG or HOME projects, we advertise for the purpose of soliciting minority and female contractors. Bid packages are provided to each minority and female contractor on our list as well as advertised in the local newspaper welcoming minority and female contractors' bids.

V. HOME PROGRAM NARRATIVE

1. Relationship HOME Funds Goal and Objectives

The City received \$292,299 in FY2010 Home Investment Partnership program (HOME) funds and \$324,481 in prior year HOME funds for a total of \$616,780 were available to address HOME project activities as outlined in the Annual Action Plan. As required by the HOME program, match funds in the amount of \$73,444 was provided by the City of Goldsboro. No match dollars are required for HOME Program Administration funds.

The City was designated eligible for a 50% match reduction in its FY 2010-2011 HOME Program due to fiscal distress. These funds were planned for in the 2010-2011 Action Plan for the City of Goldsboro. Therefore, it was anticipated that these funds would be available to perform housing and non-housing related activities.

2. HOME Match Report

During this reporting period the City of Goldsboro expended \$425,913.88 in HOME funds for eligible activities under the HOME Program. These activities included Homebuyer downpayment and closing cost assistance; CHDO activity; homeowner and rental rehabilitation. The City contributed \$52,093.31 in local funds as match dollars as required. The CHDO operating expenses totaled \$10,000. There is no match requirement for CHDO operating expenses.

3. MBE and WBE Report

To comply with federal regulations, the City Council has adopted a Resolution establishing a verifiable goal of fifteen percent (15%) of the total dollar amount of all contracts for participation by minority and/or women's businesses in the awareness of contracts for CDBG and HOME Program activities.

The Community Development staff has compiled a list of minority and female contractors, subcontractors, and suppliers in our area and when advertising for bids on CDBG or HOME projects, we advertise for the purpose of soliciting minority and female contractors. Bid packages are provided to each minority and female contractor on our list as well as advertisement in the local newspaper welcoming minority and female contractors' bids.

4. Assessments

a. Results of On-Site Inspections of Rental Housing

Goldsboro Development Corporation currently has 16 houses in the rental program. During this reporting period, 14 houses were inspected. All required repairs have been completed as of the end of this reporting period.

b. Affirmative Marketing Actions

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

c. Outreach to minority and women owned business

To comply with federal regulations, the City Council has adopted a Resolution establishing a verifiable goal of fifteen percent (15%) of the total dollar amount of all contracts for participation of minority and/or women's businesses in the awareness of contracts for CDBG and HOME Program activities. The City of Goldsboro does due diligence to excise fair marketing and procurement practices for all bids and contracts.

The Community Development staff has compiled a list of minority and female contractors, subcontractors, and suppliers in our area and when advertising for bids on CDBG or HOME projects, we advertise for the purpose of soliciting minority and female contractors. Bid packages are provided to each minority and female contractor on our list as well as advertised in the local newspaper welcoming minority and female contractors' bids.

SUMMARY OF CITIZEN COMMENTS

Review of this report will be made available for comments from September 8, 2011 through September 23, 2011. All comments received will be incorporated into the final report being submitted to HUD by September 28, 2011. Should any comments be received after the submission of this report they will be made a part of the report and the HUD office will be notified.

During the review period, draft copies are placed in the Office of the City Clerk, the City Planning Department, the Community Development Office, the Goldsboro Housing Authority Administrative Office, and the Wayne County Public Library. Citizens are notified of the availability of the draft report by a non-legal advertisement in the local newspaper, Goldsboro News Argus.

A public hearing was held on Monday, September 19, 2011 at 7:00 pm during the regular meeting of the Mayor and City Council to allow citizens to review the CAPER. All comments received will be incorporated into the final report being submitted to HUD by September 28, 2011. There were no comments received and no one spoke at the public hearing.

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

Community Development Office
214 North Center Street
Goldsboro, NC 27530