

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City receives annual allocations of funds for housing and community development projects under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. As an Entitlement City and as a prerequisite to receive funding, the City of Goldsboro is required to conduct a comprehensive assessment of its housing and community needs and to present a Five-Year Consolidated Plan (ConPlan) in a detailed format prescribed by HUD. A yearly Action Plan is required for each of the five years of the City's ConPlan. This is the first year of the City's Five-year ConPlan (2015-2020), which covers July 1, 2015 through June 30, 2016.

The City of Goldsboro ConPlan for 2015-2020 serves two purposes. First, the ConPlan is a plan outlining the local strategy to address needs in the areas of community development, economic development, housing, and homelessness. The ConPlan includes background information on the City of Goldsboro, a housing and community development strategy for the years 2015-2020, and a description of the projects to be implemented during the 2015 program year as part of the 2015-2016 one-year Action Plan. Second, the ConPlan serves as the grant application for projects funded under the following formula based programs: Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME). Several other federal programs require that funding applications be consistent with an approved consolidated plan. As previously stated, the ConPlan is a requirement of the U.S. Department of Housing and Urban Development (HUD) designed to encourage more coordination of economic and community development activities at the local level, to promote citizen participation, and to simplify the process for obtaining federal funds under HUD programs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The 2015-2020 ConPlan and the 2015-2016 Action Plan identifies key priorities and goals that would significantly improve low-to-moderate-income citizens of Goldsboro quality of life through vital housing and community development programs. The top priorities and goals determined in the 2015-2016 Action Plan include the following:

1. Rehabilitation of owner-occupied single family units

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

3. Evaluation of past performance

Population trends and economic conditions impact the decision on where to spend federal dollars in order to support the segment of the population that needs it the most. These economic conditions constantly change. The City of Goldsboro strives to equitably allocate CDBG and HOME funds to low-to-moderate income-eligible persons, families, and/or areas throughout the City, and has funded activities during the past five (5) years to meet the City's 2010-2015 Five Year ConPlan goals and objectives.

The City of Goldsboro's CDBG and HOME programs regularly meets the performance standards established by HUD. Each year the City prepares its Consolidated Annual Performance Report (CAPER), which summarizes the objectives it has addressed in achieving the ConPlan goals and objectives. The City of Goldsboro completed many of its strategic community goals in year 2014-2015. Copies of the CAPER are available for review at the City of Goldsboros Community Development Department.

4. Summary of citizen participation process and consultation process

Citizen participation was an integral part of the ConPlan planning process. The City of Goldsboro afforded citizens and others an opportunity to provide input in a number of ways. The City of Goldsboro provided for and encouraged citizen participation in the planning, implementation, and assessment of community needs for the 2015-2020 ConPlan and the 2015-2016 Action Plan. The City placed particular emphasis on participation by persons of low-to-moderate income that are residents of low and moderate-income neighborhoods slum and blighted areas, and/or reside in public housing within the City limits. This was done through public meetings/hearings scheduled by the City, which were advertised in the local newspaper Goldsboro News-Argus, local television station, and the City's website www.goldsboro.nc.gov and email blast at least 14 days in advance. The City of Goldsboro provided a minimum of two public meetings and/or hearings to allow citizens' the opportunity to be actively involved in the planning, implementation, and assessment of community needs to be addressed during all stages of the compilation of the 2015-2020 ConPlan and the 2015-2016 Action Plan (see attachment 3). A public hearing was held on Monday, May 4, 2015 at 7:00 pm during the regular meeting of the Mayor and City Council to allow citizens the opportunity to comment on the 2015-2020 ConPlan and the 2015-2016 Action Plan.

The City's public meetings/hearings were accessible to persons with disabilities and a translator was made available for non-English speaking residents in the case of public meetings/hearings when the City was notified that a non-English speaking resident would be in attendance. In addition, an interpreter was available for hearing-impaired residents.

Comments –The City of Goldsboro provided citizens with reasonable and timely access to the 2015-2020 ConPlan and the 2015-2016 Annual Action Plan as related to the City's proposed activities and use of funds. A notice of the City's thirty (30) day-review from March 20, 2015 through April 20, 2015, which summarized the City's proposed activities and use of funds was published in the Goldsboro News Argus on March 4, 2015. The 2015-2020 ConPlan and the 2015-2016 Action Plan was available at the City's Planning Department, the Office of the City Clerk in the City Hall Annex, 200 North Center Street, at the Community Development and Community Development office in the Historic City Hall Building, 214 North Center Street, at the Wayne County Public Library, 1001 East Ash Street, Goldsboro, at the Goldsboro Housing Authority, 1729 Edgerton Street, Goldsboro, and on the City's website at www.goldsboronc.gov.

5. Summary of public comments

The City of Goldsboro did not receive any comments to incorporate into the final report of the 2015-2020 ConPlan and the 2015-2016 Annual Action Plan.

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

The City of Goldsboro does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2015-2020 ConPlan and the 2015-2016 Action Plan. However, as previously stated, the City of Goldsboro did not receive any comments to incorporate into the final report of the 2015-2020 ConPlan and the 2015-2016 Annual Action Plan.

7. Summary

The ConPlan and Action Plan are derived from the methodologies established in the City's Citizen Participation Plan and it is formulated in a collaborative manner with the assistance of management staff within the Department of Planning and Community Development. In addition, the ConPlan and Action Plan is integrated with contributions from public forums and inter-departmental discussions (i.e., citizens, City Council, non-profit organizations, Community Affairs Department, Community Development Organizations (CBO), Community Housing Development Organizations (CHDO), and Faith-based Organizations (FBO)). The City also utilized the Community Development Advisory Committee, Loan Review Committee, and Continuum of Care Housing Support Committee to discuss the planning process and solicit input for the 2015-2020 ConPlan and the 2015-2016 Action Plan. Staff regularly attended community group and/or association meetings in the City limits throughout the year, which

created partnerships, maintain meaningful and productive relationships in the community, and enhanced the Department's ability to develop responsive and relevant programs.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GOLDSBORO	Planning and Community Development
HOME Administrator	GOLDSBORO	Planning and Community Development

Table 1 – Responsible Agencies

Narrative

The City of Goldsboro's Planning and Community Development Department is the lead agency in the development of the 2015-2020 ConPlan and the implementation of CDBG and HOME projects in Goldsboro, NC. The department has many years of experience in administering Goldsboro's housing and community development programs. As a result, the department has well-established relationships with neighborhood groups, nonprofit organizations, financial institutions, developers, and social service agencies involved in community development.

The Department is responsible for coordinating HOME-financed housing rehabilitation and new construction projects, and offers down payment assistance to low- to moderate-income first-time homebuyers. In addition, the Department plans and manages CDBG rehabilitation, public improvements, development, and public and nonprofit service delivery affecting low- and moderate-income persons, families, and/or areas.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the 2015-2020 ConPlan and 2015-2016 Action Plan development process, Goldsboro undertook an extensive outreach program to consult and coordinate with various departments, housing and community service providers, and other entities with a potential interest in or knowledge of the Goldsboro 's housing and non-housing community development issues. The following sections discuss the methods by which the City of Goldsboro consulted with service providers, in addition to how staff that developed and followed this citizen participation process emphasized the participation of persons of low- and moderate-income.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Goldsboro reached out to various public agencies/entities and service providers including the following:

- Nonprofit service providers that cater to the needs of low and moderate income
- Households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and Community groups

These and other specific agencies received a direct mailing explaining the Community Needs Assessment questionnaire, which was used to help determine top priorities and obtain data in preparation of this ConPlan. The development of the ConPlan also included citizen participation, including public meetings held in the City of Goldsboro. Each year, as a part of the CDBG application process, local agencies/organizations are invited to submit proposals for CDBG grant eligible activities and to participate in the consultation process through attending a public hearing or responding directly to correspondence or surveys.

Within City government, the Community Development staff must work closely with the following inter-departments: Community Affairs, Engineering, Planning and Zoning, Parks and Recreation, Police, Public Works, and Fire. To overcome any gaps in the delivery system, the City will continue to provide opportunities for public, private, governmental and faith-based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing and providing needed services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Eastpointe LME is the lead agency for the Continuum of Care, the Down East Coalition to Eliminate Homelessness, and services the Goldsboro/Wayne county area as well as Lenoir, Sampson, and Duplin counties. Since 2010, the City has been an active member; whereas the Community Development Administrator is the City liaison on the Continuum of Care Task Force. Meetings are held on monthly basis to discuss the needs of the homeless population, discuss policy guidelines and receive monthly updates for ongoing projects. The CoC program is designed to promote community-wide planning and strategic use of resources to: address homelessness; improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow each community to design programs to the particular strengths and challenges within the community.

The Goldsboro Housing Authority (GHA) is an active member of the CoC. There are three GHA employees that are appointed to the CoC's Coalition. GHA partners with other organizations, such as Eastpointe and Department of Social Services, to provide Tenant Based Rental Assistance (TBRA) and/or Section 8 in conjunction with supportive services to homeless individuals/families with severe mental health conditions. GHA offers preferences for the Housing Choice Voucher Program to families who are involuntarily displaced; homeless veterans; single, elderly or a person with disabilities who is chronically homeless; single persons who are elderly & disabled; homeless families with minor children; and rent-burdened families. GHA actively seeks referrals from the local homeless and social service network each time it opens any of its waiting lists.

Significant aspects of the ConPlan and Action Plan development process and implementation of project objectives was a result of meeting and coordinating with the CoC as well as agencies and organizations that serve local residents. These meetings helped identify priority needs and the level of need for various coordinated housing and homeless efforts in Goldsboro. The Community Development Administrator will continue to consult with the CoC where necessary to address the needs of the homeless populations.

Priority Homeless Needs:

- 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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The ESG program requires coordination among participating agencies. All ESG subrecipients in Goldsboro are experienced homeless service providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to the homeless. ESG funded agencies have easy access to membership in the Continuum of Care (CoC) , the Down East Coalition to Eliminate Homelessness, and many serve in positions of leadership within the Continuum's structure. The CoC, has over 40 member organizations including homelessness assistance providers, veteran service representatives, victim service providers, Public Housing Agency, Mental Health Agency, formerly homeless individuals, and government organizations. The Continuum of Care, Coalition meets on a regular basis, sharing information about services among participating agencies and setting funding priorities and policies for homeless.

As previously stated, the City has been an active member; whereas the Community Development Administrator is the City liaison on the Continuum of Care Task Force and Eastpointe LME is the lead agency. Each year, since 2007 the Coalition has applied and utilized Shelter Plus Care (SPC) rental assistance program, a tenant-based rental assistance program for homeless individuals and families with disabilities, HIV/AIDS, and substance abuse problems. In addition, the Continuum of Care, the Down East Coalition to Eliminate Homelessness has applied for \$1.8 million in rental assistance under the Shelter Plus Care Grant #3 Renewal to be utilized during FY 2015-2016 to house additional homeless individuals and families with disabilities, HIV/AIDS, and substance abuse problems.

In FY 2015-2016, the City of Goldsboro will fund \$2,000 to Wayne Uplift Resource Association, Inc. as a subrecipient to assist households who are in need of transitional housing as result of fleeing a domestic violence situation. The transitional housing funds will allow four (4) households to receive housing assistance including rental and/or utility assistance, security deposits, furnishing, and other incidentals related to relocating to a safe residence.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	GOLDSBORO HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Impediments to Fair Housing Choices
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Goldsboro Housing Authority was consulted through one-on-one meetings and phone conversations. The GHA and the city have always been great partners in decent affordable housing. Over the next five (5) years this partnership will continue. The anticipated outcome will be the production of new affordable housing units and rehabilitation of current housing units.
2	Agency/Group/Organization	HABITAT FOR HUMANITY OF GOLDSBORO-WAYNE
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Non-Profit Faith-Based Organization & CHDO

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Habitat for Humanity of Goldsboro/Wayne was consulted through one-on-one meetings and phone conversations. The HFH and the city have always been great partners in decent affordable housing. HFH has been a CHDO for more than three (3) years. Over the next five (5) years this partnership will continue. The anticipated outcome will be the production of new affordable housing units and provide Homebuyer Assistance to eligible HFH loan applicants.
3	Agency/Group/Organization	WAYNE COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Services - Victims Health Agency Child Welfare Agency Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Impediments to Fair Housing Choices
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various departments within the Wayne County government system were consulted through one-on-one meetings and phone conversations. The various departments within the Wayne County government system and the city have always been great partners in decent affordable housing and community development programs. Over the next five (5) years this partnership will continue. The anticipated outcome will be an increase in beds for transitional, emergency, and supportive housing, as well as supportive services.
4	Agency/Group/Organization	Wayne County Development Alliance
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - County Other government - Local Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Wayne County Development Alliance was consulted through one-on-one meetings and phone conversations. Over the next five (5) years this partnership is anticipated to produce an outcome of increase job training and placement for low-to-moderated income persons.

5	Agency/Group/Organization	GOLDSBORO
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment Service-Fair Housing Other government - Local Planning organization Various internal Department within the City of Goldsboro Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Impediments to Fair Housing Choices
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Within City government, the Community Development staff must work closely with the following inter-departments: Community Affairs, Engineering, Planning and Zoning, Parks and Recreation, Police, Public Works, and Fire. To overcome any gaps in the delivery system, the City will continue to provide opportunities for public, private, governmental and faith-based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing and providing needed services.

6	Agency/Group/Organization	BB & T Mortgage
	Agency/Group/Organization Type	Housing Service-Fair Housing Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Impediments to Fair Housing Choices
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BB&T Mortgage was consulted through one-on-one meetings and phone conversations. The City will work closely with the Banking industry to address some of these issues and to encourage compliance with the Community Reinvestment Act (CRA) regulations.
7	Agency/Group/Organization	Boys & Girls Club of Wayne County
	Agency/Group/Organization Type	Public Service Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Non-Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys & Girls Club of Wayne County was consulted through one-on-one meetings and phone conversations. Over the next five (5) years this partnership is anticipated to produce an outcome of increase child and youth services to those residing in low-to-moderated income households and/or areas.
8	Agency/Group/Organization	Literacy Connection of Wayne County
	Agency/Group/Organization Type	Services-Education Public Service Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Non-Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Literacy Connection of Wayne County was consulted through one-on-one meetings and phone conversations. Over the next five (5) years this partnership is anticipated to produce an outcome of increase educational and career readiness services for low-to-moderated income persons.

9	Agency/Group/Organization	Wayne Community College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Non-Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wayne Community College was consulted through one-on-one meetings and phone conversations. Over the next five (5) years this partnership is anticipated to produce an outcome of increase educational and career readiness services for low-to-moderated income persons.
10	Agency/Group/Organization	Wayne County Public School System
	Agency/Group/Organization Type	Services-Education Other government - County Public School Administration
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wayne County Pulbic School System was consulted through one-on-one meetings and phone conversations. Over the next five (5) years this partnership is anticipated to produce an outcome of increase educational and career readiness services for low-to-moderated income persons.
11	Agency/Group/Organization	ADLA, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Non-Profit Organization (Public Services)
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ADLA, Inc. was consulted through one-on-one meetings and phone conversations. Over the next five (5) years this partnership is anticipated to produce an outcome of increase child and youth services to those residing in low-to-moderated income households and/or areas.
12	Agency/Group/Organization	Citizen Advisory Committee for Community Development
	Agency/Group/Organization Type	Advisory Committee
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Impediments to Fair Housing Choices
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Citizen Advisory Committee for Community Development was consulted through one-on-one meetings, regularly scheduled meeting, and phone conversations. Over the next five (5) years this partnership is anticipated to produce an outcome of increase outreach and services to persons and/or families that are low-to-moderate income.
13	Agency/Group/Organization	Fordham House
	Agency/Group/Organization Type	Housing Services-homeless Services - Victims Shelter

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fordham House was consulted through one-on-one meetings, regularly scheduled meeting, and phone conversations. Over the next five (5) years this partnership is anticipated to produce an outcome of increase outreach and services to persons and/or families that are low-to-moderate income and/ homeless.
14	Agency/Group/Organization	Eastern Carolina Regional Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Imediments to Fair Housing Choices

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eastern Regional Housing Authority was consulted through one-on-one meetings and phone conversations. The ERHA and the city have always been great partners in decent affordable housing. Over the next five (5) years this partnership will continue. The anticipated outcome will be the production of new affordable housing units and rehabilitation of current housing units.
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Identify any Agency Types not consulted and provide rationale for not consulting

The City of Goldsboro through the Planning and Community Development Department, attempted to extend invitation to, and consult with, many agency types involved in housing, homelessness, community development, and economic development activities. There was no decision to exclude any specific group. Unfortunately, many organizations simply did not respond to the invitation to participate.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Eastpointe, LME	The 2015-20 CoPlan and Action Plan were developed with consultation of members of the Continuum of Care Task Force's leadership to ensure that goals of all strategic plans are in concert with one another.
2015 PHA 5-Year and Annual Plan	Goldsboro Housing Authority	The goals of the City and the Goldsboro Housing Authority are complementary and were developed jointly between the Housing Authority and the City.
Westend NRSA	Goldsboro	The City of Goldsboro's current plan of action focuses on a "pivotal point" project that will entail the construction of mixed income rental and homebuyer units, as well as substantial rehabilitation of current housing stock in the Westend neighborhood. Combined with the Section 108 Loan the City will be seeking, the overall goal is to increase private investment in the Westend neighborhood to transform the neighborhood's environs and needs in a holistic way. In addition, it will create jobs for low-to-moderate income individuals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Goldsboro Comprehensive Plan	Goldsboro	The goals were developed collectively to provide public facilities and services to support future growth. While targeting several neighborhoods that are considered high priority areas within the City.

Table 3 – Other local / regional / federal planning efforts

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

The City works well with its partners to address the gaps in the housing delivery system. Efforts are made to integrate and coordinate gaps in the housing delivery system among all housing community development and social service providers. The City works closely with the County and key governmental departments in carrying out the community development strategies. Within City government, the Community Development staff work closely with the following Departments: Engineering, Planning and Zoning, Community Affairs, Police, Public Works, and Fire. To overcome any gaps in the delivery system, the City will continue to provide opportunities for public, private, governmental and faith-based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing. The City encourages the participation of individuals and groups who are motivated to assist in addressing the housing and community development needs of the community.

Narrative (optional):

The consultation process of the ConPlan and Action Plan provided an opportunity for the Planning and Community Development Department and the City to enhance relationships, cooperation, and collaboration between public and assisted housing providers, and private and governmental health, mental health, and service agencies. The City is closely involved in the housing development efforts of the Goldsboro Housing Authority, non-profit housing providers, and private developers. The Planning and Community Development Department collaborates with the Wayne County Development Alliance to network community development projects and ultimately to enhance the coordination with private industry, businesses, developers, and social service agencies.

PR-15 Citizen Participation

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

The City of Goldsboro provided for and encouraged citizen participation in the planning, implementation, and assessment of community needs for the 2015-2020 ConPlan and the 2015-2016 Action Plan. The City placed particular emphasis on participation by persons of low-to-moderate income that are residents of low and moderate-income neighborhoods slum and blighted areas, and/or reside in public housing within the City limits. This was done through public meetings/hearings scheduled by the City, which were advertised in the local newspaper Goldsboro News-Argus, local television station, and the City's website www.goldsboro.nc.gov and email blast at least 14 days in advance. The City of Goldsboro provided a minimum of two public meetings and/or hearings to allow citizens' the opportunity to be actively involved in the planning, implementation, and assessment of community needs to be addressed during all stages of the compilation of the 2015-2020 ConPlan and the 2015-2016 Action Plan (see attachment 3).

Comments –The City of Goldsboro provided citizens with reasonable and timely access to the 2015-2020 ConPlan and the 2015-2016 Annual Action Plan as related to the City's proposed activities and use of funds. A notice of the City's thirty (30) day-review from March 20, 2015 through April 20, 2015, which summarized the City's proposed activities and use of funds was published in the Goldsboro News Argus on March 4, 2015. The 2015-2020 ConPlan and the 2015-2016 Action Plan was available at the City's Planning Department, the Office of the City Clerk in the City Hall Annex, 200 North Center Street, at the Community Development and Community Development office in the Historic City Hall Building, 214 North Center Street, at the Wayne County Public Library, 1001 East Ash Street, Goldsboro, at the Goldsboro Housing Authority, 1729 Edgerton Street, Goldsboro, and on the City's website at www.goldsboronc.gov.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Hispanic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	No responses were received in relation to the public meetings. There were limited and/or no attendance at the public meetings.	No direct comments were received in relation to this meeting.	The City of Goldsboro does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2015-2020 ConPlan and the 2015-2016 Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Hispanic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	No responses were received in relation to the public hearing.	No direct comments were received in relation to this hearing.	The City of Goldsboro does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2015-2020 ConPlan and the 2015-2016 Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-English Speaking - Specify other language: Hispanic Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Housing Providers	No responses were received in relation to the thirty-day review notification posting.	No comments were received in relation to this notification posting.	The City of Goldsboro does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2015-2020 ConPlan and the 2015-2016 Action Plan.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Goldsboro used HUD's Comprehensive Housing Affordability Strategy (CHAS) data, which provides information on housing needs to prepare its estimates and projections, to determine the housing needs and estimates for the City. The tables provided in this section include the CHAS data for the City of Goldsboro. This information was obtained from the CHAS data book, which was prepared by HUD and based on the 2010 Census. This data is the most current information on which to base the five-year needs assessment.

There is a very high concentration of undesirable rental housing within the Westend Neighborhood Revitalization Strategy Area (NRSA). Many families and individuals are forced to live in sub-par conditions due to fixed incomes, lack of job opportunities, and lack of job training. Even with the continued improvements occurring in the Westend, the area is still in need of a coordinated revitalization strategy relying on public and private partnerships. In past plans, affordable housing was heavily focused on; however, with a neighborhood revitalization strategy, microenterprise strategies can be incorporated into the respective plans so that the neighborhood will have sustainable improvements to the quality of life.

A large percentage of extremely low-income and low-income households in the City of Goldsboro experience one (1) or more housing problems. The cost burdens and difficulty of gaining access to affordable housing generate a need for housing assistance. The greatest problem for renters and owners is cost burden. **Cost burden is defined as anything above 30 percent of monthly income spent on housing needs.** Many very low-income and extremely low-income individuals experience severe cost burdens (over 50% of their income is spent on housing).

In response, the City of Goldsboro established an inter-departmental Housing/Corridors Taskforce in an effort to advise, integrate, and coordinate work details to achieve identified goals for redevelopment over the next five (5) years. Two areas were defined, prioritized, and targeted to: (1) increase neighborhood participation and communication; (2) improve community safety; (3) develop a master work/budget/funding plan (Redevelopment Plan); (4) implement training, recreation and healthy living programs; (5) provide neighborhood cleanup and prepare for redevelopment; and (6) repair and begin construction of single-family homes.

Traditionally, agriculture is big business in Wayne County with annual total gross farm sales of approximately \$330 million and livestock and poultry production valued at more than \$236 million. Unfortunately, the employment rate for residents in Goldsboro's neighborhoods has trended much higher than the nation's average. For many of the persons or families within the 30% to 80% AMI,

workforce development is a great need. Over the next five (5) years the City of Goldsboro will provide resources and assist in implementing workforce training. In partnership with Wayne Community College and other local non-profits, the city will focus on assisting the low - moderate population in obtaining the 21st century job training.

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

Summary of Housing Needs

CHAS and census data, field surveys, and input from the public and interest groups reveal a number of housing problems and needs. Lack of routine maintenance and repair work is evidence of the need for limited and moderate rehabilitation. There is a particularly high concentration of older, substandard housing units within low-to-moderated income neighborhoods. Smaller pockets of deteriorating units are located in almost all of the neighborhoods. Still other housing units are abandoned, dilapidated, and used for criminal activities. These units need to be dealt with either through code enforcement, demolition, or total reconstruction. Where dilapidated units have been removed, the resulting vacant lots have become blighting influences on neighborhoods. The vacant lots represent opportunities for construction of new housing and added future revenue to the city.

Standard rental and owner units are available and limited throughout the community, but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of households to turn to lower priced rental units as the housing of choice. Yet other factors exist as well in the state of the current housing market, which although is on an upswing, still has not completely rebound from the market crash.

Some owners and renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the construction of more affordable housing, and the provision of more rental subsidies and down payment assistance. Over the next year, the City will provide affordable rental and homeownership with Federal funds to extremely low and moderate income families.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	39,043	36,689	-6%
Households	14,566	14,850	2%
Median Income	\$29,456.00	\$35,384.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,585	1,815	2,235	1,425	6,784
Small Family Households *	1,040	675	955	640	3,059
Large Family Households *	104	65	260	160	310

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	364	315	374	300	1,385
Household contains at least one person age 75 or older	354	440	245	170	735
Households with one or more children 6 years old or younger *	673	244	529	335	589
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	65	0	0	75	4	0	0	15	19
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	74	15	45	4	138	0	4	10	0	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	4	55	4	118	0	15	45	0	60
Housing cost burden greater than 50% of income (and none of the above problems)	810	370	64	0	1,244	400	195	70	20	685
Housing cost burden greater than 30% of income (and none of the above problems)	450	495	730	150	1,825	85	134	205	185	609

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	270	0	0	0	270	30	0	0	0	30

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	950	450	160	8	1,568	405	215	125	35	780
Having none of four housing problems	855	875	1,425	845	4,000	90	285	520	530	1,425
Household has negative income, but none of the other housing problems	270	0	0	0	270	30	0	0	0	30

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	615	405	378	1,398	80	105	65	250
Large Related	90	45	95	230	8	15	14	37
Elderly	265	227	107	599	309	199	174	682
Other	410	259	265	934	85	40	35	160

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,380	936	845	3,161	482	359	288	1,129

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	455	150	28	633	55	65	0	120
Large Related	65	10	0	75	8	0	4	12
Elderly	125	107	14	246	290	115	55	460
Other	280	144	20	444	45	25	10	80
Total need by income	925	411	62	1,398	398	205	69	672

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	129	19	94	8	250	0	19	25	0	44
Multiple, unrelated family households	0	0	0	0	0	0	0	30	0	30
Other, non-family households	0	0	4	0	4	0	0	0	0	0
Total need by income	129	19	98	8	254	0	19	55	0	74

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

In a published report from the U.S. Census Bureau, *America's Families and Living Arrangements: 2012, Population Characteristics*, Issued August 2014, the proportion of one-person households in the United States increased by 10 percentage points between 1970 and 2013, from 17 to 27 percent. In 2012, there were 56 million married-couple households and 32 million one-person households in the United States. Nonfamily households numbered 39 million and represented one-third of all households. Of these nonfamily households, 32 million consisted of one person living alone. Twelve million non-family households were maintained by individuals 65 years and older. Living alone has become more widespread as the rising number of one-person households offset the shrinking number of married households with children.

Based on data from the 2011-2013 American Community Survey, there were 16,783 households in the Goldsboro. Of those households, 6,008 (35.8%) were householders living alone. Of the City's single person households, 3,071 households (18.3%) were age 65 or older. Based on these estimates, approximately a third of those living alone are seniors and can be presumed to have additional special needs above and beyond the needs of the general single person household population. Special consideration in terms of housing and services for seniors should be considered based on the large percentage of seniors living alone in the City of Goldsboro. Single person households also represent a larger portion of those affected by housing problems. Housing programs need to be inclusive of single person households, as well as family households.

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

Based on data from the 2011-2013 American Community Survey, the disabled population of the City was estimated to be 4.5% of the City's residents; 3.0% of the population has a hearing difficulty; 3.3% of the population has a vision difficulty; 3.5% of the population has a cognitive difficulty; 3.6% of the population has an ambulatory difficulty; 3.5% of the population has a self-care difficulty; and 3.7% of the population has an independent living difficulty.

What are the most common housing problems?

By far, the most common housing problem in the City of Goldsboro is cost burden, for both renter and owner households. Substandard (lacking complete plumbing or kitchen facilities) and overcrowded housing (1.0 -1.5 people per room) are also housing problems; however, these problems affect more renters than owners. Severely overcrowded housing (more than 1.5 people per room) is also a problem, but not as significant when compared to the prevalence of other housing problems. The City of Goldsboro also has a housing problem of the availability of decent, safe, and sanitary affordable housing.

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

Households earning less than 80% AMI are experiencing higher rates of cost burden than those households with higher incomes. More renters are experiencing cost burden than owners, especially those earning less than 30% AMI. Comparisons of cost burden by type of household show that while large related renter and owner households are less affected by cost burden, small related, elderly and other household types are more affected. Substandard and overcrowded housing is more common among renters earning less than 50% AMI. Single family households are more affected by crowding than households with multiple, unrelated members or other non-family households.

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

Persons in households comprised a large segment of the overall homeless population counted on January 28, 2015. It is estimated that approximately 320 persons in households with adults and children experience homelessness each year in Wayne County, with 105 persons becoming homeless or exiting homelessness each year. The number of days they experience homelessness is estimated to be 60 days.

Although there continues to be a need for services and facilities for Veterans, families with children, and unaccompanied children, there is also an urgent need for shelter beds serving single individuals and families without children. This need was identified during both the point-in-time (PIT) survey and during the Five-Year ConPlan citizen participation process through stakeholder and neighborhood meetings. Of the unsheltered homeless interviewed during the PIT survey, the five most needed services were shelter, clothing, food/meals, healthcare and affordable housing. Other needs identified during the citizen participation process included self-sufficiency training and case management, access to healthcare and mental health counseling, and employment and legal assistance.

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

Eastpointe LME Continuum of Care captures data through the Homeless Information Management System (HMIS - Pathways). This system is required for grantees and sub-recipients that receive HUD funds, which defines homelessness as meeting one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a Mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan

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

According to the 2015 PIT and Subpopulation Survey, households living below the poverty level are at serious risk of becoming homeless. Because of their limited income, they frequently have to choose between paying their rent or mortgage and other daily living costs such as child care, clothing, food, health care, and transportation. Many at-risk households spend 65% or more of their income on rent and utilities. Those who are “doubled up,” sleeping temporarily with a friend or relative for less than a year, or “couch hopping” to avoid living on the street; or persons who are “near homelessness” are considered at risk of becoming homeless. Goldsboro has a substantial number of households that are at risk of becoming homeless.

Additionally, there were approximately 3,860 households consisting of nearly 7,837 persons whose annual income was less than \$20,000 a year. Many of these persons can become homeless because of social-structural issues such as increases in rent, loss of a job, and rising health care costs. In addition, personal situations such as domestic violence, physical disabilities, mental illness, and substance abuse can cause members of a low income household or an entire household to become homeless. Often, one or more of these experiences factor into a household’s homeless experience.

Discussion

The City of Goldsboro will continue to focus on Neighborhood Revitalization and Housing Programs to address the housing needs of the City. In particular, the City will continue developing/preserving

affordable renter and owner- occupied housing units, utilizing targeted Code Enforcement activities, providing Urgent Repair assistance, continuing homebuyer assistance, and maintaining housing rehabilitation activities.

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The default data source is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,880	405	300
White	285	100	25
Black / African American	1,460	300	245
Asian	45	0	0
American Indian, Alaska Native	20	0	4
Pacific Islander	0	0	0
Hispanic	44	4	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,290	530	0
White	280	220	0
Black / African American	1,005	300	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,230	1,005	0
White	315	420	0
Black / African American	870	525	0
Asian	4	15	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	35	20	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	380	1,050	0
White	115	385	0
Black / African American	210	574	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	34	70	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Although it can be seen that within the three largest racial/ethnic groups that there is a similar experience with regard to at least one housing problem; examination by the level of income uncovers more of a disparity. African Americans households that have income of less than 30% AMI; represent 78% of the household with at least one housing problem within that income category.

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

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

Introduction

As noted in the previous section, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-bathrooms
- Households with severe cost burden of more than 50 percent of income

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The Default Data Source is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,350	940	300
White	255	130	25
Black / African American	995	765	245
Asian	30	15	0
American Indian, Alaska Native	20	0	4
Pacific Islander	0	0	0
Hispanic	19	30	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	660	1,155	0
White	95	405	0
Black / African American	560	745	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	290	1,940	0
White	60	660	0
Black / African American	205	1,185	0
Asian	0	19	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	25	30	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	44	1,380	0
White	14	485	0
Black / African American	30	760	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	100	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Although it can be seen that within the three largest racial/ethnic groups that there is a similar experience with regard to at least one housing problem; examination by the level of income uncovers more of a disparity. African Americans households that have income of less than 30% AMI; represent 74% of the household with at least one housing problem within that income category.

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

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

Introduction:

Again, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

This section's table capture cost burden information for the City of Goldsboro and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2010 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,115	2,560	2,099	300
White	4,644	805	465	24
Black / African American	4,195	2,015	1,670	245
Asian	88	15	34	0
American Indian, Alaska Native	14	4	20	4
Pacific Islander	0	0	0	0
Hispanic	229	69	23	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

According to the CHAS data, African Americans households make up 47% of the 16,783 households that have a housing cost burden problem, followed by White households at 36% and Hispanic households at 2%. However, within each of those ethnic groups, approximately 86% of that group's total households have a cost burden problem.

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

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

In all of the income categories African Americans followed by Whites have the highest disproportionate need compared to the rest of the categories in terms of being cost burdened. However, as is evident in the data, all income ranges exhibit categories that have households that are experiencing severe levels of cost-burden. Goldsboro is addressing this concerning issue through the expansion of affordable housing units and increasing homeownership capacity and readiness through improving its housing counseling service delivery. Producing affordable housing units (rental and homeownership) through CDBG is also being explored to help stabilize the existing at-risk segments of low-income citizens.

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

In the needs section of the Consolidated Plan, all housing needs are analyzed and addressed. This also includes special needs populations.

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

In the City of Goldsboro, diversity is highly integrated. Funds for affordable housing are utilized throughout all of the incorporated areas of Goldsboro under the City of Goldsboro's CDBG/HOME programs. As part of the Citizen Participation Plan, Goldsboro is required to conduct public notices in different language if the general population of an area that is effected by the program or project primarily speaks that language; as of the consultation period of this 2015-19 Consolidated Plan, no such concentrated area of the community has expressed such a need and none has been otherwise identified by the City of Goldsboro. Goldsboro also conducts public meetings annually in the community to ensure that the needs of all low-income residents will be addressed. Future meetings are planned to be scheduled at times and locations that are most convenient for the residents of the community.

NA-35 Public Housing – 91.205(b)

Introduction

The Goldsboro Housing Authority (GHA) and Eastern Carolina Regional Housing Authority (ERHA) are public corporations created for the purpose of administering housing programs for low income persons. The operations of the GHA and ECRHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development (HUD). Both public housing authorities received funding for their housing activities, projects, and funds to modernize and repair their public housing units. The GHA administers 297 Housing Choice Vouchers (HCV), which allow low income persons to rent privately owned houses and/or apartments dispersed throughout the community. In addition to public housing and Section 8 programs, the GHA also administers other special housing programs designed to assist specific demographic groups, such as veterans and persons with mental disabilities.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,884	219	0	219	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	301	53	0	53	0	0
# of Disabled Families	0	0	473	72	0	72	0	0
# of Families requesting accessibility features	0	0	1,884	219	0	219	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	190	21	0	21	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	1,690	198	0	198	0	0	0
Asian	0	0	3	0	0	0	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	26	4	0	4	0	0	0
Not Hispanic	0	0	1,858	215	0	215	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The most immediate need is the availability of accessible units. The Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority have Section 504 accessible units within their housing developments and are in compliance with Section 504 UFAS accessibility requirements.

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

The waiting list for GHA reflects a total of **238** households for public housing and **400** households on the Section 8 waiting list. For public housing, the average wait is up to four months for elderly units and up to seven months for family properties. The most immediate need would be the availability of units. Although, GHA and ECRHA average number of months for someone on the waiting list is less than most neighboring jurisdictions public housing authorities this is still an expressed need.

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

For City of Goldsboro, a resident's race, income, and disability status are strong indicators for needing housing assistance through these various public housing programs. The average income for all public housing programs is very low (approximately \$10,000). Public Housing and Housing Choice voucher holders, as well as applicants on waiting lists, are typically cost burdened and many are elderly and/or disabled. Due to their limited income, their housing needs include affordability, availability of assistance, accessibility improvements for the elderly and/or disabled, and Fair Housing options.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Meeting homelessness challenges in City of Goldsboro is a collaborative effort comprising numerous individuals, agencies and organizations. The lead agency for collecting homeless data, conducting homeless needs assessments and developing community supported homelessness strategies is Eastpointe, LME Continuum of Care (CoC), Down East Coalition to Eliminate Homelessness. Eastpointe, LME supports the Goldsboro/Wayne county area as well as Lenoir, Sampson, and Duplin counties. Most of the data utilized in this section of the Plan was provided by the Eastpointe, LME.

In its endeavors, the Eastpointe, LME utilizes the HUD definition of the term “homeless” as follows:

1. An individual or family who lacks a fixed, regular, and adequate nighttime residence;
2. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
3. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);
4. An individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided.

As a part of the Consolidated Plan process, the City coordinated with Eastpointe, LME to obtain data related to the homeless population in City of Goldsboro. Eastpointe regularly conducts a homeless census where volunteers reach out to identify the homeless and have them complete a short survey to gather information about the number of homeless as well as the characteristics of this population. It should be noted that any homeless census is an undercount, because it is impossible to count locate every homeless person within geography as broad as Goldsboro/Wayne County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	66	50	104	52	52	60
Persons in Households with Only Children	14	2	20	25	20	30
Persons in Households with Only Adults	43	14	25	25	25	120
Chronically Homeless Individuals	17	6	13	9	5	365
Chronically Homeless Families	5	4	7	3	3	365
Veterans	11	12	12	12	11	120
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

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

The Shelter Plus Care (SPC) program has a formal selection process and appeals procedures that explains the enrollment process and priority applicants. Priority is given to homeless families living in emergency shelters and places not meant for human habitation. SPC case managers assess household needs and develops an action plan in consultation with the household, and provides housing referrals as needed. Depending on the household income and the number of individuals within the household, the families are provided rent assistance on a sliding scale. The length of assistance is dependent on the same factors. On average, households receive 3-6 months of assistance. To promote self-sufficiency, every household is asked to contribute to rent upon program entry. Eligible households begin paying 30% of total income on rent and over time gradually increase their monthly contribution until they are fully responsible for monthly rent and utility payments.

Based on the 2014 Annual Homeless Assessment Report (AHAR), the City estimates that approximately 104 families experience homelessness in Goldsboro annually. These families are most often headed by a single African-American female parent. Most of the children are very young, often of pre-school or elementary school age.

Based on the 2014 AHAR, the City estimates that annually some 43 veterans experience homelessness in Goldsboro. Nearly all homeless veterans seeking housing assistance are unaccompanied by children. Only 2% percent of veterans seeking housing assistance are women. The HUD-VASH program has provided permanent supportive housing to approximately thirty-five veterans and their families in the last three years. This housing support appears to have only minimally impacted the number of veterans experiencing homelessness in Goldsboro.

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

Homelessness is not unique to a particular gender, race or ethnicity. The table above provides demographic data regarding the homeless population in the Goldsboro area. Of the 66 unsheltered persons counted, only 58 agreed to be interviewed regarding their demographic characteristics. Approximately 36 percent of those interviewed were women. The majority of those interviewed were adult males.

Children, including males and females under the age of 18 years, accounted for less than one percent of those interviewed. Less than 10 percent of those interviewed were over the age of 60 years. Nearly a quarter (17 percent) of those interviewed reported as Veterans.

According to the 2014 data collected by the Eastpointe, the most commonly reported races were White/Caucasian, at 46 percent of the unsheltered homeless interviewed, and Black/African-American, at 47 percent of the unsheltered homeless interviewed. Less than three percent reported as American Indian/Alaska Native and the remainder did not know. In terms of ethnicity, the majority of the unsheltered homeless interviewed were not Hispanic. Less than seven percent reported as Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 66 unsheltered homeless adults counted only include those that meet the HUD-based definition by residing in: places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings; or in an emergency shelter; or in transitional housing for homeless persons. The sheltered count included the number of persons and households sleeping in emergency shelters (including seasonal shelters), and transitional housing programs that were listed on the Continuum of Care's Housing Inventory Chart (HIC). The sheltered count data was gathered either through a data collection sheet or the Homeless Management Information System (HMIS).

Discussion:

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

Introduction:

A broad category that applies to any population that is presumed to be low to moderate income and in need of public services, non-homeless special needs include those of the mentally ill, developmentally disabled, at-risk youth, elderly, and other groups such as persons with HIV/AIDS. These special needs are often addressed by non-profit agencies, usually in coordination with the City of Goldsboro or Wayne County.

Describe the characteristics of special needs populations in your community:

Characteristic of Goldsboro's special needs population is:

- Elderly Person (65 years and older) and Frail Elderly
- Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking
- At-Risk Youth
- Persons with HIV/AIDS and their Families
- Person with Mental, Physical, and/or Development Disabilities
- Persons with Alcohol or Other Drug Addiction

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

The housing and supportive needs for special needs population are transportation, housing rehabilitation assistance for substandard housing units, accessibility modifications to owner-occupied or renter-occupied housing units, nutritional meals, job training, and health care counseling. In addition, there are needs for recreational, healthcare services, substance abuse counseling, transitional housing, and self-sufficiency programs. The housing and supportive service needs of these populations were determined by analysis of Census and CHAS data, and consultation with social services providers.

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

It should be noted that Goldsboro, MSA is within Wayne County; therefore, all data for Wayne County would reflect in this analysis for Goldsboro. Based on the data from the annual HIV Surveillance Report, which CDC funds states and territorial health departments to collect on persons diagnosed with HIV/AIDS; Wayne County reported identified 537 HIV/AIDS cases living as of the first quarter of 2015. Wayne County is ranked 15th overall in the number of HIV/AIDS cases in North Carolina and

average at least 16.1 new case a year. Compare to the other fifty (50) counties of neighboring justifications this is extremely low.

Discussion:

The City of Goldsboro has four (4) homeless shelters and these shelters offer emergency, transitional housing, and/or supportive services. Numerous community-based agencies provide ongoing services to homeless individuals and families and those nearing homelessness. Goldsboro Housing Authority provides conventional public housing, Section 8 certificates, and Section 8 vouchers for low-income families threatened with homelessness.

Persons with HIV/AIDS in Goldsboro will be 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 City of Goldsboro has six (6) elderly subsidized apartment developments, Waynesborough House, Greenleaf Grace Village, Walnut Street Apartments, Kirkwood Retirement Village, Highlands of Goldsboro, and Poplar Street Apartments. There are two (2) non-subsidized apartment developments, Huntington Manor Apartments and Heather Dawn Estates. The Goldsboro Housing Authority has 100 designated elderly units with 217 units of the total housing authority units being occupied by the elderly. Goldsboro Housing Authority also administers Section 8 vouchers, with 49 provided to the elderly. Eastern Carolina Regional Housing Authority has 61 units occupied by the elderly.

The Jacob House/Zodack House provides drug and alcohol rehabilitation treatment in a residential setting. Their program lasts 12 to 18 months. However, Eastpointe, LME is the primary source for assistance for individuals and families with alcohol and drug related problems. Programs are designed to meet the special needs of adults, children, and adolescents, family members, which may be court-ordered treatment. In addition, Eastpointe LME is the primary agency providing supportive services for the developmentally disabled. The department provides financial aid and other life essential services. The current housing options for persons with developmental disabilities are with their families, family care homes, group homes, rest homes, or nursing homes; depending on the degree and severity of the disability.

There are approximately 48 group homes for developmentally disabled adults and children in Wayne County licensed by the NC Division of Health and Human Services. Cherry Hospital is a 403-bed inpatient psychiatric hospital serving the citizens of 33 eastern North Carolina counties operated by the State of

North Carolina, Department of Health and Human Services. Likewise, the O’Berry Center is a state-run residential facility for persons with intellectual and developmental disabilities.

The City will continue its single-family rehabilitation program and provide the necessary home repairs and modifications for elderly and disabled homeowners to help those persons remain in their homes and independent as long as possible. The City will continue to support the efforts of private developers and non-profit agencies that build affordable multi-family rental units for special needs populations.

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

Describe the jurisdiction's need for Public Facilities:

Non-Housing Community Development is a broad category of spending that covers many types of public facilities such as community centers and parks that benefit low-or moderate-income neighborhoods. Based on the needs assessment, input received through the citizen participation process, including stakeholder and neighborhood meetings, the following public facility needs were identified:

1. New or improved parks and recreation facilities in low-and moderate-income neighborhoods.
2. Public facilities such as community centers with programming for senior/elderly, youth, and disabled populations.
3. Coordination with proposed new facilities or improvements to existing facilities identified in the recently adopted "Parks and Recreation Master Plan" where aligned with the City of Goldsboro's low-and moderate-income neighborhoods or providing a direct service to special needs populations.
4. Provision of family safety centers (see Public Services Needs).

How were these needs determined?

These needs were determined through an approach that included a citizen participation process and review of other plans and documents. The citizen participation process was conducted through a series of three (3) public meetings, located within low-moderate income neighborhoods, a series of stakeholder groups (social service providers, housing providers, City Departments, and City's Citizens Advisory Committee for Community Development).

Describe the jurisdiction's need for Public Improvements:

Non-Housing Community Development is a broad category of spending that covers many types of public improvements such as roads, water/sewer improvements, lighting, drainage, and other capital projects that benefit low-or moderate-income neighborhoods. Based on the needs assessment and input received through the citizen participation process, including stakeholder and neighborhood meetings, the following public improvements needs were identified:

1. Public improvements that support revitalization on the "Westside" of Goldsboro, including street improvements, sidewalks, and bus stops in order to promote additional public and private investment.
2. Public improvements that support revitalization near "Downtown" Goldsboro, including projects that respect the historic integrity and affordability of low-and moderate-income neighborhoods while capitalizing on nearby economic growth.

3. Emphasis on connectivity and multimodal facilities such as sidewalks, trails and linear parks to connect low-and moderate-income neighborhoods with urban amenities.
4. Public improvements that involve enhancement to the City's storm water system, in coordination with citywide master planning efforts, to address specific flooding issues in low and moderate income neighborhoods.

It should be noted that all areas targeted for assistance are located fully within low-and moderate-income areas of the City. The revitalization plans for areas targeted for assistance provide the basis to promote revitalization within the respective area and establish objectives for the implementation of public and private projects through the Westend NRSA. In discussions, it was determined there is a need to coordinate with the Westend NRSA on city's planned projects. Some of these public improvement needs within the areas targeted for assistance include, but are not limited to: storm water systems improvements, parking improvements, sidewalks/trails, pedestrian lighting, bus shelters, streetscape enhancement, and utility improvements.

How were these needs determined?

These needs were determined through an approach that included a citizen participation process and review of other plans and documents. The citizen participation process was conducted through a series of three (3) public meetings, located within low-moderate income neighborhoods, a series of stakeholder groups (social service providers, housing providers, City Departments, and City's Citizens Advisory Committee for Community Development).

Describe the jurisdiction's need for Public Services:

Public Services is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. Public services address the mentally ill, developmentally disabled, elderly, and other groups such as persons with HIV/AIDS. These public services are often provided by no-profit agencies, usually in coordination with the City of Goldsboro. Based on the needs assessment and input received through the citizen participation process, including stakeholder and neighborhood meetings, the following public services needs were identified:

1. Capacity to facilitate systems of care for all non-homeless special needs populations, including the need for a single portal to avoid duplicative steps and delayed service.
2. Family safety and advocacy for both adults and children, including the potential for a family safety center (see Public Facility Needs) that provides access to diverse but related services in one location.
3. Healthcare and mental health counseling for persons with mental, behavioral, physical, or development disabilities and/or persons with alcohol and drug addictions.

4. Youth and young adult services, including educational programming, nutritional meals, job skill training, and programs to prevent recidivism.

During the citizen participation process, stakeholders identified the need to improve access to public services through better capacity to facilitate systems of care. There was an apparent need to connect those with special needs to the appropriate provider and program, organize service among multiple providers, and maintain communication for the duration of their care.

How were these needs determined?

These needs were determined through an approach that included a citizen participation process and review of other plans and documents. The citizen participation process was conducted through a series of three (3) public meetings, located within low-moderate income neighborhoods, a series of stakeholder groups (social service providers, housing providers, City Departments, and City's Citizens Advisory Committee for Community Development).

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City of Goldsboro must administer its programs over the course of the ConPlan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Most of the data tables in this section are populated with a default data set based on the most recent data available. Additional data has been obtained from various sources, including more current American Community Survey (ACS) estimates and local data sources such as the City of Goldsboro. This section is based on HUD regulations and covers the following broad topics:

1. General Characteristics of the Housing Market
2. Lead-based Paint Hazards
3. Public and Assisted Housing
4. Assisted Housing
5. Facilities, Housing, and Services for Homeless Persons
6. Special Need Facilities and Services
7. Barriers to Affordable Housing

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

Introduction

According to the 2007-2011 ACS data, there were a total of 17,355 housing units in the City. The majority of the total housing units (57%) in the City are single unit detached structures. Of the total housing units, there were 14,850 or (86% of the housing stock) that were occupied housing units (this includes owner and renter). The majority (85%) of owner-occupied housing units are three or more bedrooms. There are 2,505 or (15% of the housing stock) that were vacant housing units. The total number of housing units has grown significantly over the past decade, 68% of householders of these units had moved in since 2000. Sixty-seven percent of the owner occupied units had a mortgage. The renter-occupied units make up 8,301 or (56%) of the total 14,850 occupied housing units in the City.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,767	56%
1-unit, attached structure	1,766	10%
2-4 units	2,591	15%
5-19 units	1,751	10%
20 or more units	753	4%
Mobile Home, boat, RV, van, etc	727	4%
Total	17,355	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	7	0%	340	4%
1 bedroom	37	1%	946	11%
2 bedrooms	908	14%	4,042	49%
3 or more bedrooms	5,597	85%	2,973	36%
Total	6,549	100%	8,301	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

The City of Goldsboro will target with federal and some local funding to assist a minimum of 3,430 households (persons and families) with income up to 80% of AMI or within areas of LMI; state and some

local funding to assist a minimum of 87 households (persons and families) with income up to 50% of AMI. At least 70% of all CDBG funds spent will meet the LMI benefit test within a three-year period.

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

At this time, no units assisted with federal, state, or local programs are expected to be lost from the inventory during the five-year planning period.

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

The need for decent, safe, and sanitary affordable housing exceeds the supply of housing; especially for cost-burdened and low-income, very low-income, and extremely low-income households with a housing problem in the City.

Describe the need for specific types of housing:

Based on Census data, approximately a third of those living alone are seniors and can be presumed to have additional special needs above and beyond the needs of the general single person household population. Special consideration in terms of housing and services for seniors should be considered based on the large percentage of seniors living alone in the City of Goldsboro. Single person households also represent a larger portion of those affected by housing problems. Housing programs need to be inclusive of single person households, as well as family households. Therefore, the greatest need for housing is decent, safe, and sanitary affordable housing units that provide one bedroom for single persons and two-three bedrooms for single-families. There is a need for units that relieve cost burden and overcrowding.

Discussion

In the next five years the City will work to create new housing units for low-to-moderate persons and families, including adding affordable rental housing units in Westend NRSA and other identified neighborhoods.

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

Introduction

As rents and home prices have continued to rise, the ability of a low-income household to find affordable accommodations becomes significantly more difficult. Even with this increase, the cost of housing remains lower at \$118,000 than the state of North Carolina at 146,100 by comparison. The median monthly housing costs for mortgaged owners was \$1,205, non-mortgaged owners \$417, and renters \$667. Based on ACS data, 35% of owners with mortgages, 17% of owners without mortgages, and 50% of renters in Goldsboro spent 30% or more of household income on housing.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	83,400	118,400	42%
Median Contract Rent	326	448	37%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,249	63.2%
\$500-999	2,788	33.6%
\$1,000-1,499	242	2.9%
\$1,500-1,999	6	0.1%
\$2,000 or more	16	0.2%
Total	8,301	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,190	No Data
50% HAMFI	2,772	650
80% HAMFI	5,235	1,507
100% HAMFI	No Data	2,036
Total	9,197	4,193

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	433	452	611	797	974
High HOME Rent	490	511	691	871	953
Low HOME Rent	468	501	602	695	776

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

A comparison of the total number of households at the various income levels (see **Table 6**) and the total number of affordable housing units available for the various income levels (see **Table 30**) reveal a shortage of affordable housing within each of the HAMFI.

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

Based on Census data and research affordability has decreased over the decade. While the cost of housing has increased over the time period, the incomes for the lower earning households in the City have not kept pace with the cost of housing. This discrepancy has caused for the affordability of housing in the City to decrease.

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

The City's current median contract rent stands at \$448 (according to the 2011 ACS 1-year estimates). This median contract rent is lower than the HUD Fair Market Rents for 1, 2, 3 and 4 bedroom units. The City's current median contract rent is lower than the High HOME Fair Market Rents for 1, 2, 3 and 4 bedroom units. Finally, the City's median contract rent is lower than Low HOME Fair Market Rents for 1, 2, 3 and 4 bedroom units. Our strategy will not change. We will continue to assist in activities (i.e., homebuyer assistance, CHDO, and NRSA), which produce affordable 2 - 3 bedroom units.

Discussion

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

Introduction

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

Definitions

For the purposes of this housing condition assessment, the City establishes the following definitions:

- “Standard condition” – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- “Substandard condition but suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Minimum Housing Code Compliance of the Code of Ordinances of the City of Goldsboro, but which is both structurally and financially feasible to rehabilitate.
- “Substandard condition not suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is deemed a dilapidated or dangerous structure under Minimum Housing Code Compliance of the Code of Ordinances of the City of Goldsboro, and which is not structurally or financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,847	28%	3,239	39%
With two selected Conditions	46	1%	243	3%
With three selected Conditions	0	0%	19	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,656	71%	4,800	58%
Total	6,549	100%	8,301	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	608	9%	1,223	15%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	1,635	25%	2,089	25%
1950-1979	3,618	55%	4,153	50%
Before 1950	688	11%	836	10%
Total	6,549	100%	8,301	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,306	66%	4,989	60%
Housing Units build before 1980 with children present	409	6%	785	9%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

In terms of housing quality, 39% of renter-occupied housing units in the City have at least one housing condition, while 28% of owner-occupied housing units have at least one housing condition (see **Table 32**). Relative to the age of housing, 11% of the City's owner-occupied units were built prior to 1950, while 10% of renter-occupied units were built prior to 1950 (see **Table 33**). Although the exact number of homes with lead-based paint is not known, it is assumed that housing units in the City built prior to 1980 have a higher risk of lead-based paint hazards. Nearly 66% of owner-occupied homes and over 60% of renter-occupied homes were built prior to 1980. Generally, these statistics point toward the need for the City of Goldsboro to facilitate owner-occupied rehabilitations within its jurisdiction. It is our intention and goal to continue this service over the next five (5) years. Every year our waiting list for owner-occupied rehabilitation grows.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In determining decent, safe, and sound housing conditions one needs to look at the environmental quality of these units. Lead Based Paint (LBP) is one of the most significant environmental factors that affect residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some LBP hazards. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above \$30,000 per year.

LBP in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of LBP in housing built prior to 1979, before lead based paint was banned in the United States.

For the City of Goldsboro, it is estimated that 66% of housing units are at risk for LBP. This equates to a total of 11,454 housing units that may contain lead based paint. ACS data estimates that 409 owner occupied housing units with children present are at-risk for LBP hazards, and that 785 renter occupied housing units with children present are at risk for LBP hazards. It can be assumed that the majority of these housing units are inhabited by low- and moderate-income families.

Discussion

There is a growing need for housing rehabilitation work in the City. However, the cost of rehabilitation exceeds the incomes and assets of many low- and moderate-income persons. Additionally, the cost of rehabilitation in many areas exceeds the economic value of the property. Therefore, many of these housing units will remain in disrepair or vacant since the financial resources are not available to rehabilitate the housing units. There is a need for increased funding to provide financial assistance to lower-income families to rehabilitate properties for more energy efficient and affordable housing.

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

Introduction

The Goldsboro Housing Authority (GHA) and Eastern Carolina Regional Housing Authority (ECRHA) are public corporations created for the purpose of administering housing programs for low income persons. Between the two housing authority there are 1,884 public assisted housing units. The operations of the GHA and ECRHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development (HUD). Both public housing authorities received funding for their housing activities, projects, and funds to modernize and repair their public housing units. The GHA administers 297 Housing Choice Vouchers (HCV), which allow low income persons to rent privately owned houses and/or apartments dispersed throughout the community. In addition to public housing and Section 8 programs, the GHA also administers other special housing programs designed to assist specific demographic groups, such as veterans and persons with mental disabilities.

According to HUD, Goldsboro and Eastern Carolina Regional Housing Authority are determined to be Medium High public housing authorities, meaning they manages between 500 - 1,249 public housing units. Also according to the Department of Housing and Urban Development, the housing authority is designated as Small, meaning it administers 50 - 249 Section 8 vouchers. Goldsboro Housing Authority administers 297 Housing Choice Vouchers (HCV).

Comparing the housing assistance distribution of Goldsboro Housing Authority between Public Housing Units (84%) and Section 8 Housing Vouchers (16%) to that of all housing authorities in North Carolina, Goldsboro Housing Authority has a larger proportion of public housing units than the average housing authority. Goldsboro Housing Authority's proportion of Section 8 vouchers under management is larger than the average housing authority in North Carolina. Eastern Carolina Regional Housing Authority is among the 45% of North Carolina housing authorities that only offer public housing.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			1,942	237			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The Goldsboro Housing Authority (GHA) and Eastern Carolina Regional Housing Authority (ECRHA) operate a total of 1,884 public housing units between the two. The physical conditions of some of the housing units within each development are substandard and are in need of restoration and revitalization. Goldsboro Housing Authority has implemented a strategy that has identified and initiated several projects to restore and/or revitalize the housing units within its' housing development that are in critical need. These units are located in the following housing complexes, which are located in various parts of the Goldsboro area:

Goldsboro Housing Authority

Elderly Properties: Fairview East and West Haven

Family Properties: Fairview Apartments; Lincoln Apartments; Woodcrest Terrace; Elmwood Terrace; Little Washington; and West Haven Apartments

Eastern Carolina Regional Housing Authority

Family Properties: Brookside Manor and Winfrey Court

Public Housing Condition

Public Housing Development	Average Inspection Score
Goldsboro Housing Authority	97
Eastern Carolina Regional Housing Authority	77

Table 38 - Public Housing Condition

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

The major housing development in Goldsboro Housing Authority portfolio that is need of restoration and/or revitalization is the Lincoln Homes housing units. Due to the age of the original structures, the Lincoln Homes development is facing some very difficult challenges. As noted in Goldsboro Housing Authority PNA Cost estimate, estimated costs in December 2007 were \$11,759,000. While some needs have changed and projects are in varying stages, it remains clear that the infrastructure and density are huge concerns. One of the largest infrastructure concerns is the million dollar repairs needed to renovate the water and sewer lines from their current state. No demolition, paving, or groundwork cost is included in the PNA estimate.

There is evidence of potential problems with masonry walls, termite damage, mold, and deterioration of roof sheathing. Concrete unit head joints were not filled with mortar in some observed units creating a deficiency capable of causing moisture, mold, and swelling damage over time. Asbestos and lead-paint are both known to exist in many units due to the age of construction. Amenities, accessibility, and energy-efficiency are all lacking in many of the Lincoln Homes units. While central heating is available, air conditioning is not included for at least half of the units. Despite not being a legal requirement, the lack of such an amenity can cause multiple problems and should be considered a design flaw for humid, high temperature summers in the area.

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

On an annual basis, the Housing Authorities create plans to expend HUD awarded Capital Funds to revitalize and rehabilitate existing public housing units. These plans are based on a portfolio wide assessment of priority improvement needs. These plans provide the framework for improving the living environment of families residing in public housing within Goldsboro. Improvement needs are prioritized based on the following priorities that directly impact resident families:

1. Addressing any immediate safety needs within individual units or in common areas;
2. Maintaining units in compliance with Housing Quality Standards;
3. Improving and expanding accessibility features for persons with disabilities;
4. Increasing energy efficiencies to lower utility costs for resident families;
5. Improving features that deter crime and improve overall safety;
6. Providing playgrounds and open space to facilitate outdoor recreation; and

7. Providing an aesthetically pleasing community that is comparable with market rate units in low poverty areas.

Discussion:

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

Introduction

According to the U.S. Department of Housing and Urban Development (HUD), a person is considered homeless only when he or she: (1) Resides in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings, (2) Resides in an emergency shelter, (3) Resides in transitional housing for persons who originally came from the streets or emergency shelters, (4) Resides in any of the aforementioned places but is spending a short time (up to thirty (30) consecutive days) in a hospital or other institution, (5) Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing, (6) Is being discharged within a week from an institution, such as mental health or substance abuse treatment facility or a jail/prison, in which the person has been a resident for more than thirty (30) consecutive days and no subsequent residence has been identified, and (7) Is fleeing a domestic violence situation and no subsequent residence has been identified. The City of Goldsboro has four (4) homeless shelters and these shelters offer emergency, transitional housing, and/or supportive services.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	50	0	32	225	0
Households with Only Adults	43	0	16	100	0
Chronically Homeless Households	17	0	10	17	0
Veterans	11	0	0	11	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

During the citizen participation process, among the priorities identified were self-sufficiency training and case management, access to healthcare and mental health counseling, and employment and legal assistance (e.g. support and advocacy, particularly for veterans) for homeless persons. Several mainstream providers offer services to the homeless population as well low-and moderate-income populations. The providers are listed in the *Community Resource Guide* (published in 2015 by the Eastpointe, LME For Consumers and Provider Community).

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

The CoC's stakeholders market housing resources and services in a variety of ways. Within shelters, case managers work 1-on-1 with homeless clients, often using www.nchousingsearch.com to find affordable housing options. Local congregations and non-profits network to identify persons in need, or at-risk. The United Way Community Responsiveness Initiative promotes housing and support services. The annual Community Forum event brings together dozens of housing and service providers and attracts homeless persons and those who are at risk of homelessness who are not yet linked to services. Eastpointe, LME, the public mental health agency, markets housing and supportive services resources to those it serves, including through its comprehensive online 'Network of Care'. Outreach efforts outside the shelter setting are also a part of the CoC's work: Salvation Army and Community Soup Kitchen conducts special outreach to persons who are unsheltered. The Goldsboro Police Department's Crisis Intervention Team (CIT) also is solicitous for the needs of unsheltered people whom it encounters in its work.

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

Introduction

The City of Goldsboro has identified the priorities for services and facilities for the City's special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

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

The City of Goldsboro will use the following strategies for the non-homeless special needs housing and supportive service needs. These priorities are based on the information obtained from housing providers and supportive service organizations, as well as statistical information provided in the Housing and Homeless Needs Section of this 2015 – 2020 Five Year Consolidated Plan.

Persons with AIDS/HIV: Promote housing opportunities and supportive service needs of persons with AIDS/HIV. The City will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The City will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Public Housing Residents Strategy: Promote housing opportunities and supportive service needs for public housing residents. The City will continue its partnership with the Goldsboro and Eastern Carolina Regional Housing Authorities to explore new housing construction and housing rehabilitation opportunities, as well as further network local service providers to those public housing residents in need of supportive services. Potential funding sources include CDBG, HOME, HUD Section 202 and 811, HUD Public Housing financing, FHLB, LIHTC, and private funds.

Persons with Disabilities Strategy: Promote housing opportunities and provide assistance to supportive service programs for persons with disabilities. Data analyzed indicates a need for housing for persons with disabilities. The City will continue to support activities that increase the supply of accessible units. The City will endorse and encourage applications for public funds (federal, state, and local) and private funds to increase the supply of accessible units and supportive services needs for persons with disabilities. Potential funding sources include CDBG, HOME, HUD Section 811, Section 8, FHLB, LIHTC, and private funds. The City will continue to encourage social service agencies to identify and address the supportive service needs of persons with disabilities.

Persons with Alcohol/Drug Addictions Strategy: Promote housing opportunities and supportive service needs of persons with alcohol/drug addictions. The City will continue to encourage social service

agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The City will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Elderly and Frail Elderly Strategy: Promote housing opportunities and provide assistance to supportive service programs that serve the elderly and frail elderly in the City. Through various housing programs, the City of Goldsboro will continue to address the housing needs of elderly households and will support activities, including rehabilitation, new construction, rental assistance, accessibility improvements, etc., which address these needs. Potential funding sources include CDBG, HOME, HUD Section 202, Section 8, State programs, LIHTC, Federal Home Loan Bank (FHLB), and private funds. The City will support the efforts of social and health care service providers who serve the elderly population. Potential funding sources include CDBG funds, state funds, federal funds, charitable contributions, and private foundations.

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

During the citizen participation process, healthcare and mental health counseling for persons with mental, physical, or development disabilities and/or persons with alcohol and drug addictions were identified as priority needs. Moreover, a greater capacity to facilitate systems of care for all non-homeless special needs populations (e.g. need for a single portal to avoid duplicative steps and delayed service) is also needed.

Households with mental or physical health issues face barriers to safe, decent and affordable housing. Often, persons with mental or physical issues are discharged from institutions, but are then unable to find independent housing that they can afford or reasonably maintain. A number of homeless people have been discharged from institutions with no other housing options.

As previously stated, the Continuum of Care, the Down East Coalition to Eliminate Homelessness through the lead agency Eastpointe, LME utilizes Shelter Plus Care Grants to provide resources and services for aforementioned population. There are several non-profit organizations that provided supportive housing (i.e., CommWell Health provides supportive housing and case management for individual returning from institutions). Eastpointe, LME has applied for \$1.8 million in rental assistance under the Shelter Plus Care Grant #3 Renewal to be utilized during FY 2015-2016 for (121) target units to house additional homeless individuals and families with disabilities, HIV/AIDS, and substance abuse problems.

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

The City's goal for non-homeless special needs is to, "Promote access to public services for special needs populations generally assumed to be low-and moderate-income including, but not limited to, programs addressing at-risk youth, seniors/elderly and frail elderly, veterans, and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs."

Depending on funding availability, the City may undertake the following activities toward its goal:

1. Assisting the disabled to obtain decent, safe and affordable housing by funding accessibility retrofits and identifying housing units suitable for disabled families.
2. Providing incentives to developers of affordable housing projects for the creation of housing units accessible to special needs populations such as the elderly and disabled.
3. Establishing additional beds in foster homes for use by at-risk youth.
4. Continuing to support transitional housing for victims of domestic violence, pregnant women or teen mothers, and persons with alcohol or drug addictions.
5. Funding non-profit service providers offering transportation, congregate meals, social and recreation activities, healthcare or mental health counseling, and other forms of assistance to special needs populations.
6. Supporting efforts to increase the capacity to facilitate systems of care for all non-homeless special needs populations by establishing a single portal for case management, looking to the Continuum of Care for homelessness and other agencies for examples.
7. Promoting family safety and advocacy for both adults and children by establishing one-stop locations for assistance and direction to other related services.
8. Supporting programs that provide assistance to veterans, including employment and legal guidance.
9. Funding non-profit service providers offering programs for at-risk youth and young adults, including educational activities, life skills training, and programs to prevent recidivism.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Goldsboro has made efforts to identify barriers to the development of affordable housing. The consolidated plan discusses key issues related to barriers to affordable housing such as federal resources and policies, the gap between housing cost and income, local development regulations, so called 'Not in My Back Yard' (NIMBY) opposition, and education. While few potential barriers are within the City's control to directly reverse, the City is dedicated to using its resources to counteract the negative effects of such external factors. The objective is to significantly reduce and eliminate barriers to the development of affordable housing. The City expects to continue the following strategies over the course of the Five Year Consolidated Plan:

- Address the financial barriers faced by many low- and moderate-income families by providing HOME and/or CDBG funding for homeownership, renovation, revitalization, and programs
- Raise awareness about barriers to affordable housing development through a variety of methods, and implement policy changes that would make affordable housing development less challenging
- Examine best practices on HUD's Regulatory Barriers Clearinghouse and determine applicability for Goldsboro

By undertaking the initiatives previously described in this section, the City will address a number of the barriers to affordable housing that currently challenge them.

In considering the barriers to affordable housing, two major factors emerge—first, a household's ability to afford housing based on its income and, second, the price of housing. A household's capacity to afford housing is based on its income. Government can directly increase a household's ability to afford housing by increasing income (such as with public assistance and social security payments), providing housing assistance payments or providing services that increase disposable income (such as child and health care subsidies). Government can also indirectly influence household income through actions such as changing wage requirements or the tax structure. Government can have a direct effect on supply through actions such as producing new units, acquiring units for rental and engaging in housing rehabilitation. Subsidized loans, grants and financing that reduce the cost of private sector (for-profit or nonprofit) housing production, operation or maintenance have an impact on housing affordability, although less direct. Further, rent and price controls can make housing more affordable. Tax abatement and infrastructure development are other indirect techniques for reducing the price of housing. Other types of governmental intervention in the housing market increase the cost of housing.

The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type and design and building materials. Communities can also increase housing cost through lengthy approval processes, permit fees, infrastructure requirements and significant demands or requirements. Increases in certain wage requirements, which

may increase household income, can also increase the cost of labor for housing construction, thereby decreasing the affordability of housing. The tax code can also increase (or decrease) housing cost.

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

Introduction

Goldsboro, like much of America, suffered a long, hard recession beginning in 2007, marked by a surge in the number of foreclosures, along with plummeting home values and historically high unemployment. The local economy began a slight recovery around 2010 and it is expected to progress even closer towards full economic health over the next five years. There are positive forces at work in Goldsboro. Business is investing, including new manufacturing, technology, and continuing to increase beginning in 2015. Home prices are once again amongst the most affordable in the state. The healthcare sector has grown, even during the recession, and the industrial real estate market has seen lower vacancy rates and several new openings.

Goldsboro - Wayne County is a Metropolitan Statistical Area that lies in the coastal plain region of Eastern North Carolina. Wayne County includes seven municipalities: Goldsboro (the county seat). An abundant and skilled workforce provides businesses with quality labor. Wayne County currently ranks #1 in NC in Career Readiness Certificates awarded. The Goldsboro community takes pride in the fact that it is the home of Seymour Johnson Air Force Base (SJAFB), which brings an international community and a highly trained workforce to the area. Over half of those separating from SJAFB choose to remain in Wayne County; particularly Goldsboro, giving local companies direct access to this skilled workforce.

The Seymour Johnson AFB mission creates over 2,000 civilian jobs at an estimated yearly value of \$69.1M for the local community. The overall economic impact considering payroll, contract expenditures, and value of job creation totals almost \$527M annually. The industries of Wayne County attract the exiting personnel of Seymour Johnson Air Force Base, giving those industries access to a highly skilled workforce. Additionally, the dependents of those at SJAFB add to a robust workforce that is poised to fill positions created by new and expanding industries in Wayne County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	180	62	2	0	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Arts, Entertainment, Accommodations	1,557	2,845	15	14	-1
Construction	509	797	5	4	-1
Education and Health Care Services	2,254	5,298	21	26	5
Finance, Insurance, and Real Estate	455	1,103	4	5	1
Information	120	192	1	1	0
Manufacturing	1,575	3,005	15	15	0
Other Services	358	746	3	4	1
Professional, Scientific, Management Services	692	981	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	1,853	3,683	17	18	1
Transportation and Warehousing	397	363	4	2	-2
Wholesale Trade	658	1,553	6	8	2
Total	10,608	20,628	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	14,653
Civilian Employed Population 16 years and over	12,518
Unemployment Rate	14.57
Unemployment Rate for Ages 16-24	35.37
Unemployment Rate for Ages 25-65	7.45

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	2,353
Farming, fisheries and forestry occupations	432
Service	1,631
Sales and office	2,896
Construction, extraction, maintenance and repair	974
Production, transportation and material moving	1,099

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,622	84%
30-59 Minutes	1,400	10%
60 or More Minutes	745	5%
Total	13,767	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	670	240	1,594
High school graduate (includes equivalency)	2,727	514	2,067
Some college or Associate's degree	4,074	491	1,806

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	2,614	129	521

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	64	136	145	529	644
9th to 12th grade, no diploma	856	471	327	896	696
High school graduate, GED, or alternative	1,207	1,408	1,163	2,845	1,900
Some college, no degree	1,812	1,844	1,128	2,296	1,084
Associate's degree	116	494	300	983	304
Bachelor's degree	164	626	526	1,124	511
Graduate or professional degree	10	306	240	652	379

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	12,815
High school graduate (includes equivalency)	20,911
Some college or Associate's degree	28,012
Bachelor's degree	39,201
Graduate or professional degree	63,273

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Based on ACS data, the top three (3) major employment sectors are Education and Health Care Services with 5,298 jobs available and employs 2,254 workers; Retail Trade with 3,683 jobs available and employs 1,853 workers; and Manufacturing with 3,005 jobs available and employs 1,575 workers. However, it should be noted that the ACS data has excluded the defense employment sector, which studies show that Seymour Johnson Air Force Base (SJAFOB) employs 6,730 civilian.

Describe the workforce and infrastructure needs of the business community:

The needs of the business community include “Shovel Ready” sites, water and sewer availability, streetscaping/street improvements, better marketing of City planning efforts to potential investors/developers, more potential for matching funds from CRA, façade grants (advertise to building owners – not lessees) and small business loans. Also, there is a need for education/information for developers about opportunities, the need to advertise demand for affordable housing to developers, the need for workforce housing for entry-level workers (e.g. first-year nurse, first-year teacher, etc.) to support employment sectors and mixed-use affordable housing projects in the downtown and surrounding neighborhoods to put workers within reach of employment centers.

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

The City of Goldsboro was awarded \$15M in TIGER grants from DOT in 2013 to complete three major transportation infrastructure projects, “Center Street Streetscape” in downtown Goldsboro, a 16-block commercial district where more than 240 small businesses exist. Current data indicates that-- due to its high density--the greatest value of land per acre throughout Goldsboro is in this segment of the city. TIGER funds have and will continue to spur investment in the rehabilitation of a historic train station, combining transportation improvements and livability assets into one effort that will impact the downtown area and the community at large both directly and indirectly. This project allows Goldsboro to implement “complete streets” throughout downtown via significant streetscape projects. It also allows Goldsboro to construct a new transfer facility for our local transit provider for both urban and rural users.

Goldsboro is also an economically distressed community. For typical funding or technical assistance efforts, Goldsboro suffers from being too large by some measures and not large enough by others. In addition, Goldsboro struggle with low per-capita income, low median household income, and high poverty rates. And because of the relatively high number of non-taxable properties within the City limits, like many communities, Goldsboro is challenged to generate more value within our tax base to prevent tax increases so Goldsboro can sustain our current service levels and livability standards. The TIGER funds will result in a transformation of our City’s core, and they will help Goldsboro leverage private investment that would not otherwise be available. The development will improve the movement of workers and goods, provide a greater return on infrastructure improvements for long-term efficiencies, and will increase the value of the tax base.

The project is currently in Phase II and at least no more than eight months to final completion. Being able to implement these projects in a timely and cohesive way will allow functionality that is more

effective, enhances the impact made to transportation users through various improvements--from quality of life and livability factors, to safety and economic growth--while improving the return on our overall investment. This TIGER project alone will directly create or retain 481 jobs and spur \$9.7M in return to the local economy through household incomes.

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

Within the City of Goldsboro there are fewer workers than number of jobs within four sectors: Education and Health Care Services (-3,044), Retail Trade (-1,830), Manufacturing (-1,430), and Arts, Entertainment, Accommodations (-1,288). This means that workers from outside of the City of Goldsboro are meeting the needs of the jobs markets where necessary. The data also suggests that Goldsboro has skill gaps, which continue to negatively impact employment numbers in many industries. A relatively large pool of unemployed workers still exists. Many local residents are willing to work but lack the specific skills businesses need, particularly in priority industry sectors and emerging markets like technology and internet related industry. Now and moving forward, the workforce needs of the local business community will be impacted by dramatic demographic shifts and a baby boomer population reaching retirement age, creating new challenges as well as new opportunities to create a comprehensive workforce system focused on innovation and skill-based development.

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

The City of Goldsboro currently funds Wayne Community College to provide WORKS Program – Intro to Manufacturing Process and Customer Service. Wayne Community College and Wayne County Development Alliance also partner together to facilitate other WORKS programs. The WORKS Initiative spearheaded by the Business & Industry Center at Wayne Community College and supported by leaders and existing industry in Wayne County, was created to mobilize the county's workforce on a local level. The initiative utilizes regional and state-wide workforce development programs that have been tailored to meet the needs of our county unique constituents. In partnership with our regional economic development commission, North Carolina's Eastern Region, and through the WORKS initiative, Wayne County participates in the Work-Ready Communities program to improve the overall marketability and proficiency of our workforce.

In addition, Wayne Community College offers training under the Workforce Investment Act (WIA) System. The program is especially designed for individuals who require skill training in order to obtain employment. All individuals enrolled in the WIA program must qualify under program guidelines. Wayne Community College offers a Career Readiness Certificate Program - The program's key tool, the Career Readiness Certificate Program, is based on the nationally-recognized WorkKeys Program and provides individuals of any working age the opportunity to earn a certification based on their ability to master the skills tested.

- Core services – includes outreach, job search and placement assistance, and labor market information available to all job seekers;
- Intensive services – Includes more comprehensive assessments, development of individual employment plans and counseling and career planning
- Training services – Customers are linked to job opportunities in their communities, including both occupational training and training in basic skills. Participants use an “individual training account” to select an appropriate training program from a qualified training provider.

Wayne Co. Public Schools/Wayne School of Engineering - One of the largest school districts in Eastern North Carolina, Wayne Co. Public Schools serves over 19,300 students in kindergarten through 12th grade. The district is firmly committed to education that breeds advancement, exemplified through the inclusion of STEM educational models in classrooms across the county and the opening of Wayne School of Engineering as a think tank for hands-on learning.

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

No

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

The City of Goldsboro currently does not participate in a Comprehensive Economic Development Strategy. The City of Goldsboro pursuing many avenues to stimulate economic growth, much work has been done in collaboration with partners on many fronts to help facilitate the growth and development of the “Innovation Economy”. Most recently this involves working diligently with UNC School of Government Development Finance Initiative (DFI) and Frank Hawkins Kenan Institute (FHKI) of Private Enterprise, UNC-Chapel Hill to determine an overall Economic Development strategy for attracting developers and businesses. The City is also focused on maintaining a vibrant small business environment in order to provide commercial opportunities and employment for Goldsboro’s residents.

The City of Goldsboro’s current NRSA plan of action focuses on a “pivotal point” project that will entail the construction of mixed income rental and homebuyer units, as well as substantial rehabilitation of current housing stock in the Westend neighborhood. As used in this context, “pivotal point” means that point in the market place where private investment can be attractive for incentives and levels of subsidy because of public investment. Combined with the Section 108 Loan the City will be seeking, the overall goal is to increase private investment in the Westend neighborhood to transform the neighborhood’s environs and needs in a holistic way. In addition, it will create jobs for low-to-moderate income individuals.

Discussion

MA-50 Needs and Market Analysis Discussion

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

Although it can be seen that within the three largest racial/ethnic groups that there is a similar experience with regard to multiple housing problem; examination by the level of income uncovers more of a disparity. African Americans households that have income of less than 30% AMI; represent 78% of the household with at least one housing problem within that income category. Generally, populations or households that have been disproportionately affected by housing problems are located in lower income areas or neighborhoods of the City of Goldsboro.

Housing problems impact low- and moderate-income households disproportionately, compared to non-low and moderate-income households. Therefore, areas with concentrations of low-and moderate income households are likely to have high rates of housing problems. The definition of "area of low income concentration or minority concentration" is defined as areas with low-income population or minority concentration over 51 percent of the total population for a particular Census Tract.

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

A concentration of minority and/or low-income households are located south of Ash Street and west of Seymour Johnson Air Force Base; the northwest portion of the City bordered by Ash Street, Highway 117, and US Highway 70 Bypass; and Census tracts 14, 15, 16, 18 and 20. Each of these Block Groups have a high concentration of African-American persons well close to the City's average of (55%). According to the U. S. Census Bureau 2009-2013 American Community Survey, 7,980 persons (22.1%) of the total population of the City of Goldsboro live below the poverty line. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall community average of demographic composition.

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

The characteristics of the market are discussed in detail in Sections MA-05 through MA-25, and most of the same characteristics as described in those discussions apply to the market in these areas. The biggest differences would be that, as expected, there are a greater number of more substantial housing issues related to both housing costs and housing conditions, including multiple housing problems in both ownership and owner rental and multifamily rentals, in these areas. Another characteristic that can be assumed through data is a lower educational attainment level.

Are there any community assets in these areas/neighborhoods?

The assets in these areas/neighborhoods are the historic community fabric and a willingness to become involved in community-building efforts. It was clear that the assets are the people who live there, combined with some recent investment in public facilities and infrastructure, which gives momentum and structure to future economic investment. There are many concrete community assets in these "concentrated" areas. For instance, the areas have elementary/middle schools, a police station, a historic public park, access to commercial establishments such as grocery store, general merchandise stores, and pharmacy retailers, among others.

Are there other strategic opportunities in any of these areas?

In Census tracts 14, 15, 16, 18 and 20, one of the opportunities identified was to improve the aesthetics and market feasibility of retail/commercial along East/West roadways to encourage drivers to stop and spend money in the community. In Census tracts 15 and 20, it is clear that recent and ongoing investment in downtown Goldsboro could easily spread into these areas. Improving the connectivity to and from, as well as within, these neighborhoods was seen as vital to bringing the investment back into the community. Furthermore, it was made clear that, for all communities, new economic opportunities must be balanced with maintaining the historic fabric of the community so that the existing population is benefitted rather than displaced.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The ConPlan process requires the City to identify priority needs and a Strategic Plan to meet those needs over the next five years. For every priority, there are goals and objectives established to measure progress, as well as strategies to address them. The top priorities and goals determined are as follow:

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

The following five (5) priorities and subsequent goals/strategies have been identified for the City of Goldsboro for the period of FY 2015/16 through FY 2019/20 for the Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program (HOME). :

1. Housing Priority – (High Priority)

There is a need to improve the quality of the existing housing stock in the community by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families. As well as, construct more affordable housing within the City limits. Improving and/or preserving communities in danger of slum and blight conditions. The City will be seeking grant funding from state and federal resources to sustain and further this initiative through the five-year plan.

2. Revitalization Strategy Priority – (High Priority)

The City of Goldsboro's current plan of action focuses on a "pivotal point" project that will entail the construction of mixed income rental and homebuyer units, as well as substantial rehabilitation of current housing stock in the Westend neighborhood. Combined with the Section 108 Loan the City will be seeking, the overall goal is to increase private investment in the Westend neighborhood to transform the neighborhood's environs and needs in a holistic way. In addition, it will create jobs for low-to-moderate income individuals.

3. Elimination of Environmental Hazards Priority – (Low Priority)

There is a need to incorporate lead-based paint and asbestos hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978; in an effort to reduce environmental health hazards.

4. Public Services Priority – (Low Priority)

Support non-profits that create valuable programs. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses.

5. Administration, Planning, and Management Priority – (High Priority)

There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Goldsboro Scattered Site Areas
	Area Type:	Local Target Area (City-wide)
	Other Target Area Description:	Local Target Area (City-wide)
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City-wide
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Proposed Westend NRSA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

Identify the neighborhood boundaries for this target area.	Although, the Westend neighborhood boundaries are somewhat smaller than the existing census tract boundaries, the prospective boundaries encompass about 842 acres and contain several distressed neighborhoods. Therefore, the assessment for the NRSA boundaries of the Westend neighborhood is based on the census data, which includes some land outside the neighborhood boundaries. Zoning in the NRSA is primarily residential, but also includes commercial and industrial zoning; the Greater Downtown District-zoned area also overlaps with certain parts of the NRSA. US 117 Hwy bypass bounds the Westend neighborhood to the north and west, Elm Street to the south, and (roughly) William Street to the east.
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

A concentration of minority and/or low-income households are located south of Ash Street and west of Seymour Johnson Air Force Base; the northwest portion of the City bordered by Ash Street, Highway 117, and US Highway 70 Bypass; and LMA Census tracts 14, 15, 16, 18 and 20. Each of these LMA Census tracts have a high concentration of African-American persons well close to the City's average of (55%). According to the U. S. Census Bureau 2009-2013 American Community Survey, 7,980 persons (22.1%) of the total population of the City of Goldsboro live below the poverty line. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall community average of demographic composition.

Due to a high concentration of minority and low-to-moderate income households within these LMA Census tracts, the City has historically targeted communities and families in those areas. These LMA Census tracts are predominately residential uses and crime has historically been pervasive in these areas. The City's LMA Census tracts have a large number of vacant lots and boarded up homes that are a blighting influence. These LMA Census tract areas are in need of a coordinated comprehensive strategy relying on public and private partnerships. The areas selected for the 2015-2020 ConPlan were identified through the citizen participation process, which consisted of stakeholder interviews and public meetings, as well as meetings with the City's Advisory Committees for Community Development. Each of these areas meets the eligibility requirements for low- and moderate income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Goldsboro that also meet the eligibility requirements for low- and moderate income benefit.

The Westend neighborhood has been the subject of much planning and research over the past several years. Recent steering committee meetings involving community stakeholders, area residents, and City staffers have highlighted the positive attributes and the challenges facing this community. This has provided a forum for discussing ways of building on the positive and possible solutions to the challenges. Even with the continued improvements occurring in the Westend, the area is still in need of a coordinated revitalization strategy relying on public and private partnerships. In past plans, affordable housing was heavily focused on; however, with a neighborhood revitalization strategy, microenterprise strategies can be incorporated into the respective plans so that the neighborhood will have sustainable improvements to the quality of life.

Designating a community as a Neighborhood Revitalization Strategy Area (NRSA) allows it to be targeted for more intensive comprehensive economic development. In addition, an NRSA designation will allow CDBG funds to be used for expenditures that are more flexible and provide gap financing for the Westend project. The NRSA process will provide a detailed assessment of the neighborhood's current economic status and provide benchmarks for future improvements. The duration of the Strategy will be five (5) years and integrated into the One Year Action Plan and Consolidated Annual Performance Evaluation Reports as components of the Community Development Department's activities.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing:
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Frail Elderly
	Geographic Areas Affected	Local Target Area (City-wide) Proposed Westend NRSA
	Associated Goals	Homeowner Rehabilitation Urgent Repair (URP) Homebuyer Assistance Public Services Demolition and Clearance CHDO Activity Program Administration

	Description	Improve the location, supply, and quality of affordable housing within City of Goldsboro. Provide additional affordable housing units through homebuyer assistance, recycling, rehabilitation, and construction. Provide additional housing units for renters earning 80% or less than the AMI income through rental unit rehabilitation and new development. Provide additional housing units for homeless and special need population. Removal of blighted and dilapidated properties. Support GHA in applications for Section 8 Housing Choice Vouchers. Remove barriers to the provision of affordable housing.
	Basis for Relative Priority	Increase of quality affordable housing units for owner and renter occupied was identified as a high priority need through the citizen participation process; in addition, to creating and/or sustaining viable and livable communities for LMI residents. ACS and CHAS data supports the need for this effort for higher quality of affordable housing units for LMI population, homeless, and special need population.
2	Priority Need Name	Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Local Target Area (City-wide) Proposed Westend NRSA

	Associated Goals	Public Facilities & Improvements Public Services Economic Development Program Administration
	Description	Provide and/or support self-sufficiency programs that provide comprehensive case management and programming that will empower the entire family unit, and ultimately the community, by equipping each LMI and special needs person and/or family with the skills, training, and support essential for their advancement to raise and remain above the NC Poverty Guidelines and strengthen their communities. Help LMI persons to reduce their energy costs through weatherization and energy conservation programs (i.e., WAGES' Weatherization program). Support existing weatherization and energy conservation retrofit programs and encourage new programs that further reduce home and rental unit utility costs. Improve coordination with housing providers to facilitate program delivery.
	Basis for Relative Priority	The need to assist with one or more housing problem and cost burden within housing units for owner and renter occupied was identified as a high priority need through the citizen participation process for LMI residents. Increase and improve access to serves to special needs population. ACS and CHAS data supports the need for this effort.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Local Target Area (City-wide) Proposed Westend NRSA
	Associated Goals	Public Services Program Administration

	Description	Support non-profits that create valuable programs. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses.
	Basis for Relative Priority	To increase or improve access to various services for LMI population, homeless, and/or special need population. Supporting non-profit organizations or for-profit corporations will provide the opportunity to develop strong communities by funding projects and programs that provide suitable living environments, creates economic opportunities, and decent housing for low and moderate-income residents. ACS and CHAS data supports the need for this effort.
4	Priority Need Name	Revitalization Strategy (Westend and City-wide)
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Local Target Area (City-wide) Proposed Westend NRSA
	Associated Goals	Homeowner Rehabilitation Demolition and Clearance CHDO Activity Program Administration
	Description	The City of Goldsboro's current plan of action focuses on a "pivotal point" project that will entail the construction of mixed income rental and homebuyer units, as well as substantial rehabilitation of current housing stock in the Westend neighborhood. Install new and complete minor infrastructure to serve the Westend neighborhood. Expansion of Economic Development efforts, particularly those focused on creating and retaining jobs in the Westend and City-wide for LMI residents.

	Basis for Relative Priority	Provision of assistance with small business development, job creation and retention, improved commercial streetscapes, and capacity building for locally owned small businesses is a high priority. In addition, there are needs to further assist in abating crime in the targeted neighborhoods and foster suitable living environments by improving the safety and quality of life within Westend and City-wide. NRSA, ACS, and CHAS data supports the need for this effort.
5	Priority Need Name	Elimination of Environmental Hazards
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Families with Children Elderly
	Geographic Areas Affected	Local Target Area (City-wide) Proposed Westend NRSA
	Associated Goals	Hazardous Material (Testing and Abatement) Program Administration
	Description	There is a need to incorporate lead-based paint and asbestos hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978; in an effort to reduce environmental health hazards.
	Basis for Relative Priority	Lead-paint exposure poses a serious health hazard to the children of the City of Goldsboro, particularly those residing in low-to-moderate income households. To address this health issue, the City has committed to take active steps to reduce the incidents of lead poisonings among children ages six and under caused by lead-paint exposure. ACS and CHAS data supports the need and level of priority for this effort.
6	Priority Need Name	Homelessness and Special Needs
	Priority Level	High

	Population	Extremely Low Low Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Local Target Area (City-wide)
	Associated Goals	Homebuyer Assistance Public Services CHDO Activity Program Administration
	Description	Assisting providers with the development of more emergency and transitional housing, primarily for families. Assisting agencies that serve special populations to locate safe, decent, and affordable permanent housing. Assisting agencies and providers in the development of a Continuum of Care Plan, which will identify the specific nature of homelessness in the Goldsboro area, gaps in services, and the services needed to meet those needs. Assisting agencies to provide transportation services to allow homeless and/or special needs persons and families to access needed services.
	Basis for Relative Priority	Based on input and data received through the citizen participation process, the priority need identified by the public would aid in self-sufficiency training and case management, access to healthcare and mental health counseling, employment and legal assistance (e.g. support and advocacy), other homeless facilities (e.g. shelter options for individuals) and services for groups such as families, single-parents and children taking care of themselves. CoC, ACS, and CHAS data support the need and level of the priority for this effort.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	A shortage of affordable housing exists for several income groups, including both renter and owner households earning less than 80% HAMFI. The current housing inventory lacks rental units to house persons with low-and extremely-low incomes (less than 50% HAMFI). Necessary demolition of ageing and unsafe single-family structures has contributed to the loss of affordable rental units.
Rehabilitation	The majority of renter-occupied housing units have one or more housing problems, while a large percentage of owner-occupied housing units have at least one or more housing problem. Furthermore, more than half of all housing units were built prior to 1980 and are more than 30 years old. Generally, these statistics point toward the need for the City of Goldsboro to facilitate both owner-unit rehabilitations to improve the condition of housing within its jurisdiction.
Acquisition, including preservation	Historic preservation/restoration within low-and moderate-income neighborhoods was identified during the citizen participation process with regard to the expense associated with preserving/restoring historic homes and obstacles to demolition in cases of ageing and unsafe structures. It is always our intention to keep the character and design of the neighborhood intact. In many cases, the properties we purchase are damaged beyond repair. In those cases, we will demolish and rebuild with past character in mind.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the City to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **Table 49**.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	314,687	17,138	121,206	453,031	0	The Community Development Block Grant (CDBG) Program is authorized under Title 1 of the Housing and Community Development Act of 1974, as amended. The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income. CDBG funds can only be used in compliance with the national objectives and eligibility requirements of the program; all of Goldsboro's CDBG-funded activities in the 2015-2016 Action Plan meet at least one of three national objectives.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	149,935	4,048	47,959	201,942	0	<p>The HOME Investment Partnership (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-to-moderate income households. It was intended that local participating jurisdictions work with nonprofit organizations and private investment organizations within the community to achieve this goal. Cities may use their HOME funds to help renters, new homebuyers, or existing homeowners. The HOME Program is designed to provide affordable housing to low-to-moderate income families and individuals. Therefore, the program has rules about targeting program resources and establishing applicant eligibility.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homeowner rehab Other	100,000	0	0	100,000	0	The City of Goldsboro has been awarded \$100,000 by the North Carolina Housing Finance Agency (NCHFA) under the 2015 cycle of the Urgent Repair Program (URP15). This program provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities. A total of fifteen (15) households are projected to be assisted under the program. The funds was sponsored by the NCHFA, with funds provided by the North Carolina Housing Trust Fund.

Table 50 - Anticipated Resources

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

The City also anticipates **\$302,500** in resources as leveraging from private financial institutions and lenders, Habitat for Humanities of Goldsboro-Wayne County, and North Carolina Housing Finance Agency to name a few, which will continue to support the City's affordable housing initiatives by making available advantageous mortgage programs that assist low-to-moderate income residents to become first-time homebuyers. Jurisdictions participating in the HOME program are required to make contributions to housing that qualifies as affordable housing. During a fiscal year, the contributions or match must total not less than 25 percent of the HOME funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in that fiscal year for project costs, unless the participating jurisdiction has received a reduction in the match requirement. The City was granted 100% HOME Match Reduction. Therefore, the City is not required to provide local matching funds for FY15-16 HOME allocation.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GOLDSBORO	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Boys & Girls Club of Wayne County	Subrecipient	public services	Jurisdiction
WAYNE COUNTY	Government	Homelessness Non-homeless special needs	Jurisdiction
GOLDSBORO HOUSING AUTHORITY	PHA	Homelessness Non-homeless special needs Planning Public Housing Rental	Jurisdiction
Wayne County Development Alliance	Non-profit organizations	Economic Development Planning	Jurisdiction
Eastern Regional Housing Authority	PHA	Homelessness Non-homeless special needs Public Housing Rental	Jurisdiction
CONSUMER CREDIT COUNSELING	Subrecipient	Ownership	Jurisdiction
Fordham House	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
HABITAT FOR HUMANITY OF GOLDSBORO-WAYNE	CHDO	Ownership	Jurisdiction
Literacy Connection of Wayne County	Subrecipient	Economic Development Non-homeless special needs	Jurisdiction
SALVATION ARMY GOLDSBORO	Community/Faith-based organization	Homelessness Non-homeless special needs	Jurisdiction
WAYNE ACTION GROUP FOR ECONOMIC SOLVENCY (WAGES)	Non-profit organizations	Economic Development Non-homeless special needs public services	Jurisdiction
WAYNE UPLIFT RESOURCE ASSOCIATION, INC.	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
Wayne Community College	Public institution	public services	Jurisdiction
Wayne County Public School System	Public institution	Non-homeless special needs	Jurisdiction
Wayne Initiative for School Health "WISH"	Subrecipient	Non-homeless special needs public services	Jurisdiction
ADLA, Inc.	Subrecipient	Economic Development	Jurisdiction
Eastpointe, LME	Continuum of care	Homelessness Non-homeless special needs Planning Rental	Jurisdiction

Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The City of Goldsboro has a strong Institutional Delivery System. A wide range of services are available in the community, including homelessness prevention services, street outreach services, supportive services, and other services such as nutrition programs and youth programs (see Table 50). These programs are provided by

nonprofit organizations, public institutions, government (local and county), and Continuum of Care (CoC) member agencies.

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

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

Table 52 - Homeless Prevention Services Summary

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

Service delivery begins at Eastpointe, LME and/or Wayne County Health Department. Eastpointe is the lead agency for the CoC and is tasked with addressing homelessness in the City of Goldsboro. These two agencies serves as a first level, the families and individuals that utilize this service are filtered to agencies or organizations that provide programs and opportunities to assist those individuals. These organizations offer services to the homeless population, including prevention services, street outreach

and supportive services. These organizations/programs allow families and individuals to become self-sufficient.

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

<p align="left">While most services are available to the community at large and to the homeless, some services are not targeted to the homeless or persons with HIV/AIDS. Services not specifically targeted to the homeless include mortgage assistance, law enforcement, mobile clinics, transportation and specific assistance to persons with HIV/AIDS. While these services are important, they were not identified during the citizen participation process as priority needs. Priority needs corresponding to persons experiencing homelessness were shelter facilities and emergency shelter, particularly for the general homeless population rather than specific groups (i.e. only families or only veterans). Services for persons with HIV/AIDS were discussed generally, but were not identified as a priority need.</p>

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

The City will utilize the following strategies to overcome gaps in the institutional structure and service delivery system for homeless prevention services:

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist Eastpointe, LME the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.
- Continue to support programs that assist the homeless or those at-risk of becoming homeless.
- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional transitional or permanent supportive housing.
- Support the establishment of additional transitional or permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Revitalization Strategy (Westend and City-wide)	CDBG: \$11,700	Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Urgent Repair (URP)	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas	Affordable Housing:	Urgent Repair (URP15): \$100,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Hazardous Material (Testing and Abatement)	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas Proposed Westend NRSA	Elimination of Environmental Hazards	CDBG: \$4,000	Other: 15 Other
4	Homebuyer Assistance	2015	2020	Affordable Housing Homeless	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Homelessness and Special Needs	HOME: \$78,990	Direct Financial Assistance to Homebuyers: 7 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities & Improvements	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas Proposed Westend NRSA	Community Development	CDBG: \$271,206	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1536 Persons Assisted
6	Public Services	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Community Development Public Services Homelessness and Special Needs	CDBG: \$49,284	Public service activities other than Low/Moderate Income Housing Benefit: 2219 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
7	Demolition and Clearance	2015	2020	Affordable Housing Elimination of Slum and Blight	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Revitalization Strategy (Westend and City-wide)	CDBG: \$20,477	Buildings Demolished: 6 Buildings
8	CHDO Activity	2015	2020	Affordable Housing Homeless	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Revitalization Strategy (Westend and City-wide) Homelessness and Special Needs	HOME: \$107,959	Homeowner Housing Added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Economic Development	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas	Community Development	CDBG: \$30,000	Jobs created/retained: 4 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Program Administration	2015	2020	21-A General Program Admin	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Community Development Public Services Revitalization Strategy (Westend and City-wide) Elimination of Environmental Hazards Homelessness and Special Needs	CDBG: \$66,364 HOME: \$14,993	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1536 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 2219 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 17 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted Jobs created/retained: 4 Jobs Buildings Demolished: 6 Buildings
	Consolidated Plan				GOLDSBORO		112	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation
	Goal Description	These funds will be used with the awarded funds from the Urgent Repair Program provided by North Carolina Housing Finance Agency. This activity is design to assist low-to-moderate-income (LMI) households, as defined by HUD, with rehabilitating existing housing structure. Assistance will be provided in the form of loans with zero percent deferred loans provided to eligible extremely low, and very low, income households (<30% to 50% of AMI); zero percent payable loans provided to eligible low income households (51% to 80% of AMI); and two percent payable loans provided to eligible moderate income households (81% to 95% of AMI). Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of Goldsboro's limited affordable housing units. Consequently, all housing rehabilitation activities are performed in conjunction with the hazardous material activity; which focus on lead-based paint and asbestos abatement. Activity costs incurred may include, but are not limited to, roof repair/replacement; electrical and plumbing repairs; handicapped modifications; interior and exterior structural repairs; heating and cooling systems replacements; and all minimum housing code violations.
2	Goal Name	Urgent Repair (URP)
	Goal Description	The program funds will be used to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities.

3	Goal Name	Hazardous Material (Testing and Abatement)
	Goal Description	During the course of most housing rehabilitation activities, it is likely that paint surfaces and/or asbestos containing material will be disturbed. The City conforms to federal and state mandates established for HUD funded programs, including Housing Rehabilitation Program; to incorporate lead-based paint and asbestos hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978. Therefore, to reduce the potential for adverse health effects attributable to the rehabilitation of deteriorated lead-based paint and asbestos containing material surfaces, the City provides educational material to all rehab customers. In addition, the City provides lead-based paint and asbestos inspections, risk assessments, abatement, and clearance in conjunction with housing rehabilitation activities. Project Managers, who oversee housing rehabilitation projects, are trained to incorporate proper hazard reduction techniques into the treatment of lead-based paint and asbestos containing material. This activity is designed to assist low-to-moderate-income (LMI) households, as defined by HUD.
4	Goal Name	Homebuyer Assistance
	Goal Description	The City of Goldsboro will use HOME funds and program income to provided direct-subsidy assistance to low-to-moderate income individuals and families to become homebuyers. It is the City's intent to increase the supply of affordable housing units over an extended period of time. The City's Homebuyer Assistance program will provide up to \$30,000 in down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability.
5	Goal Name	Public Facilities & Improvements
	Goal Description	This activity is designed to improve the overall infrastructures within low-mod census tract areas within the City limits. Types of Public Facilities & Improvement projects, but not limited to curbing, gutters, and sidewalks along the City's right-of-ways, installation of municipal water and wastewater lines, construction and improvement to sidewalks, and improvements to public parks within low-mod census tract areas.

6	Goal Name	Public Services
	Goal Description	The City of Goldsboro annually sets aside a portion (15%) of its Community Development Block Grant entitlement to fund public service activities provided by local community based organizations and/or non-profits for the benefit of low-to-moderate income residents. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses. The funds are allocated through a competitive process and the Loan Review Committee (LRC) reviews all applications and makes recommendations to the City Council.
7	Goal Name	Demolition and Clearance
	Goal Description	The City of Goldsboro will demolish vacant substandard and dilapidated housing units that are not economically feasible for rehabilitation, which poses as slum and blight conditions within low-mod census tract areas. The City does not anticipate there being any tenants to relocate, since the housing units targeted are vacant substandard and dilapidated housing units. However, if there are tenants that are displaced due to demolition and clearance projects by the City, relocation assistance will be provided per Uniform Relocation Assistance regulations.
8	Goal Name	CHDO Activity
	Goal Description	Community Housing Development Organizations (CHDO) are nonprofit organizations whose purpose is to provide decent and affordable housing for low-to-moderate-income individuals and/or families. The City is required to set aside a minimum of (15%) of its HOME funds for CHDO activities that focus on housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing.
9	Goal Name	Economic Development
	Goal Description	Support and encourage new economic development through local, state and Federal tax incentives and programs such as Tax Incremental Financing (TIF), tax abatement programs, Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, etc.

10	Goal Name	Program Administration
	Goal Description	Administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration. The Planning and Community Development Department is responsible for ensuring program implementation in compliance with national objectives of both programs as well as adherence to state and local requirements.

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

Through annual CDBG and HOME allocations, the City will provide affordable housing activities to support approximately 240 income eligible non-homeless and special needs households annually, or approximately 2,256 households over the next five years. Activities to support income eligible non-homeless and special needs households may include public facilities, production of new units, and rehabilitation of existing units, as well as public service activities for low -and moderate-income housing benefit.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The two local housing authorities Goldsboro and Eastern Carolina Regional Housing Authorities are not subject to a Section 504 Voluntary Compliance to increase the number of accessible units.

Activities to Increase Resident Involvements

Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority are committed to continuing the Family Self-Sufficiency (FSS) Programs for their public housing and Section 8 House Choice Voucher clients. The FSS program assists housing residents to attain financial independence through education and employment toward increased resident involvement. The FSS Program serves as a clearinghouse for referrals to other agencies and private resources for participating families.

The Goldsboro Housing Authority also receives Resident Opportunities and Self-Sufficiency (ROSS) Program funding to provide supportive services for elderly and disabled public housing residents, to improve their independence.

The City of Goldsboro actively 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 promoted positive community outcomes. In continuing this ongoing effort, the City adopted the following initiatives for which the City will coordinate and optimize the efforts of the public housing authorities that participated in the implementation of the City's five-year strategy and/or Annual Action Plan:

1. The City will support the efforts of the Authorities in maintaining the integrity of the public housing inventory to provide safe, decent, and affordable housing opportunities for qualifying residents. The City will provide technical assistance to the public housing authorities that apply for grants to continue rental assistance programs that provide decent affordable housing opportunities for the City's low-income residents.
2. The City's Community Affairs and Community Development staff will work with the Executive Board and act as a liaison between the Goldsboro Housing Authority and the Resident Council. The City's Community Affairs and Community Development staff will provide on going support to the Resident Council in two of the Goldsboro Housing Authority residence councils. Support includes guidance, educating, reviewing and recommending changes to the by-laws, scheduling the election date, election process, assistance with the candidate's forum and flyers. Public Housing tenants will be given information on landlord /tenant rights, the City's Homebuyer Assistance program, and invited to all of the City's Fair Housing workshops.
3. The City will 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 residents apply for assistance, but due to credit issues, their loans are not approved. For this reason, the Planning and Community Development Office will be assisting residents/applicants in locating agencies that are available for financial management and counseling as well as providing some counseling in our office. A contract will be 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.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Goldsboro has made efforts to identify barriers to the development of affordable housing. The consolidated plan discusses key issues related to barriers to affordable housing such as federal resources and policies, the gap between housing cost and income, local development regulations, so called 'Not in My Back Yard' (NIMBY) opposition, and education. While few potential barriers are within the City's control to directly reverse, the City is dedicated to using its resources to counteract the negative effects of such external factors. The objective is to significantly reduce and eliminate barriers to the development of affordable housing. The City expects to continue the following strategies over the course of the Five Year Consolidated Plan:

- Address the financial barriers faced by many low- and moderate-income families by providing HOME and/or CDBG funding for homeownership, renovation, revitalization, and programs
- Raise awareness about barriers to affordable housing development through a variety of methods, and implement policy changes that would make affordable housing development less challenging
- Examine best practices on HUD's Regulatory Barriers Clearinghouse and determine applicability for Goldsboro

By undertaking the initiatives previously described in this section, the City will address a number of the barriers to affordable housing that currently challenge them.

In considering the barriers to affordable housing, two major factors emerge—first, a household's ability to afford housing based on its income and, second, the price of housing. A household's capacity to afford housing is based on its income. Government can directly increase a household's ability to afford housing by increasing income (such as with public assistance and social security payments), providing housing assistance payments or providing services that increase disposable income (such as child and health care subsidies). Government can also indirectly influence household income through actions such as changing wage requirements or the tax structure. Government can have a direct effect on supply through actions such as producing new units, acquiring units for rental and engaging in housing rehabilitation. Subsidized loans, grants and financing that reduce the cost of private sector (for-profit or nonprofit) housing production, operation or maintenance have an impact on housing affordability, although less direct. Further, rent and price controls can make housing more affordable. Tax abatement and infrastructure development are other indirect techniques for reducing the price of housing. Other types of governmental intervention in the housing market increase the cost of housing.

The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type and design and building materials. Communities can also increase housing cost through lengthy approval processes, permit fees, infrastructure requirements and significant demands or requirements. Increases in certain wage requirements, which

may increase household income, can also increase the cost of labor for housing construction, thereby decreasing the affordability of housing. The tax code can also increase (or decrease) housing cost.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City recognizes the challenge faced by low-to-moderate income households to find housing they can afford in Goldsboro's housing market and has taken specific steps to address that challenge. The City will continue to support housing, through its CHDO and Homebuyer Assistance activities, that is attractive, well managed, and geographically dispersed throughout the community. The City is committed to funding CHDOs that produce housing units that are well designed and are an attribute to the surrounding community.

The current Analysis of Impediments (AI) was completed in Spring 2008. Please be advised that the City is currently working with a consultant, ASK Development Solutions, Inc. to complete the new Analysis of Impediments (AI) to be made available no later than June 2015. The City of Goldsboro's Community Development and Community Affairs Departments are responsible for the advancement of human/civil rights issues such as fair housing, equal employment, unfair treatment, and equal access to public services/accommodations. The Community Affairs Department will continue to serve as the official designated City department responsible to receive, investigate, and mediate complaints of discrimination, such as fair housing.

In addition, the Community Affairs Department is charged with maintaining positive human relations for this jurisdiction through programming, civic engagement, conflict resolution, and peaceful solutions. The City has a Comprehensive Fair Housing Strategy; the goal is to eliminate discrimination and unfair treatment in the provision of sale and rental housing in the Goldsboro area. The City also maintains printed material, including state and federal contact information, in English and Spanish, for persons needing assistance with private fair housing grievances. The City will conduct an end of year survey to determine effectiveness of strategies and fair housing education and awareness activities to remove barriers of fair affordable housing.

Over the next five (5) years, the city will focus on a comprehensive approach to affordable housing through rehab, demolition and clearance, homebuyer assistance, CHDO, and NRSA efforts to name a few. We will not only provide the resources to becoming a homeowner or finding suitable living environments, but we will also provide and assist with workforce training through Wayne Community College. The economy has changed over the past couple of decades and even more so over the past five (5) years. We must prepare both young and older individuals for the 21st Century workforce. This includes computer classes, high tech manufacturing, and new age healthcare. We will still promote basic literacy and community college classes; however, city staff will begin to think more progressively.

The City will utilize a certified counseling service agency to provide financial and credit counseling services to low-to-moderated income minority and women to improve their credit performance and ability to obtain conventional financing. The Community Development Departments will collaborate

with the Banking industry to encourage minority and women applicants to apply for Homebuyer Assistance through the Department and/or Habitat for Humanity to increase their chances for conventional financing. In addition, the City will work closely with the Banking industry to address some of these issues and to encourage compliance with the Community Reinvestment Act (CRA) regulations.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Eastpointe, LME is designated as the lead agency for the Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness, which is tasked with addressing homelessness in the City of Goldsboro. The CoC is the primary means of reaching out to homeless persons and assessing their individual needs. The CoC does this through the Annual Point-In-Time (PIT) survey and through its partnering agencies, which include organizations such as Housing Authority, Wayne Community College, Fordham House shelter, and Salvation Army to name a few. For example, based on the most recent PIT survey, there is an urgent need for shelter beds serving single individuals and families without children. This need was identified during both the PIT survey and during the Five-Year ConPlan citizen participation process through stakeholder and neighborhood meetings. Of the unsheltered homeless interviewed during the PIT survey, the five most needed services were shelter, clothing, food/meals, healthcare and affordable housing. Other needs identified during the citizen participation process included self-sufficiency training and case management, access to healthcare and mental health counseling, and employment and legal assistance.

Addressing the emergency and transitional housing needs of homeless persons

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to address the emergency and transitional housing needs of homeless persons:

- Provide an additional 350 beds for homeless persons for the next 10 years and increase affordable housing.
- Increase faith-based initiatives to address homeless needs in Goldsboro and Wayne County.

Additionally, the City will utilize the following strategies to address these needs:

- Assist non-profit service providers in obtaining additional funding sources for emergency shelter.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional transitional housing.
- Support the establishment of additional transitional housing through identification of funding sources, technical assistance with applications, and other means of support.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to help homeless persons make the transition to more permanent housing and preventing recurrence:

- Facilitate housing stabilization once homeless people secure permanent housing and prevent at-risk persons from losing their housing.
- Create First Entry/One-Stop Center to ensure coordination of services for homeless persons.
- Broaden wrap-around services and increase capacity of existing services for homeless individuals and low-income families.
- Provide life skills, mentoring, job training and placement, budgeting workshops, crisis management, and other supportive services to facilitate a stable way of life.

Additionally, the City will utilize the following strategies to increase the supply of permanent supportive housing for the homeless:

- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional permanent supportive housing.
- Support the establishment of additional permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to help low-income individuals and families avoid becoming homeless, especially as a result of being discharged from a system of care:

- Increase access to free medical services to facilitate medical stabilization and reduce inappropriate use of emergency room services.

- Increase capacity of local free clinics and programs that provide access to healthcare.
- Improve public safety services for homeless persons and reduce associated public expenditures.
- Improve discharge planning and housing location assistance to homeless individuals prior to discharge from services.

Additionally, the City will utilize the following strategies to provide services that promote self-sufficiency for the homeless or those at-risk of becoming homeless:

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Down East Coalition to Eliminate Homelessness, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City of Goldsboro will continue to ensure the availability of accessible and affordable testing, screening, mitigation and treatment for problems related to lead-based paint for low and moderate income residents of the City of Goldsboro.

Currently, the City includes lead-based paint mitigation measures in all rehabilitation and urgent repair programs and, if needed, will identify and apply for additional funding resources to finance this mitigation. The City also assists and supports other agencies in applying for such funds. Contractors are required to be trained and certified to supervise removal of lead hazards in order to comply with HUD regulations.

The City will utilize the following strategies to address lead-based paint hazards and increase access to housing without lead-based paint hazards through its housing rehabilitation and urgent repair programs:

- Fund the acquisition, recycling and rehabilitation of existing housing units through current housing grants and loan programs, as well as cost-effective leveraging strategies.
- Improve coordination with urgent repair and other programs to reduce the total rehabilitation cost per unit and correct major problems before they worsen.

Notification

The major objective is to increase the overall level of awareness of lead-based paint laws and regulations so that all community residents may be aware of their rights and responsibilities. In the event the presence of lead-based paint is detected in a housing unit, notifications will be carried out by the following mandated notification requirements established by HUD:

Pamphlet – Occupants, owners and purchasers must all receive Lead Hazard Information Pamphlet.

Disclosure – Ensure that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards prior to selling or leasing a residence. Even if federal funds are withdrawn from a transaction, the purchasers are required to receive a disclosure of any known lead-based paint findings.

Notice of Lead Hazard Presumption/Evaluation and Lead Hazard Reduction – Occupants, owners and purchasers must be notified of the results of the presumption of lead-based paint or lead hazards or of any lead hazard evaluation or reduction work.

Additionally, the City will continue to support Wayne County Environmental Health Department that screen residents for elevated blood lead levels (EBL) and inspect housing units for lead-based paint hazards.

Wayne County Environmental Health Department

A primary health care provider for the City's low-income residents, the Environmental Health Department screens low income children who have symptoms of lead poisoning through the North Carolina Healthy Homes and Lead Poisoning Prevention Program. Services provided through this program include education, screening and treatment for lead poisoning.

Furthermore, sub-recipients of the City's CDBG and HOME funding devise their own lead-based paint hazard programs to comply with HUD regulations for rehabilitation projects.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions listed above identify at-risk populations, such as children and aged housing stock in order to identify, assess, and prevent lead poisoning and hazards. The programs allow for extensive community outreach in an effort to protect families from LBP.

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

The City of Goldsboro requires inspection of units undergoing rehabilitation through the Planning and Community Development Department housing programs. This inspection includes documentation of the year built, names and ages of the children living in the unit (if under 7 years), and whether or not the children have symptoms of elevated blood lead levels (EBL). If any child has symptoms, then all chewable surfaces up to five feet from the ground will be tested and abated (i.e., covered or removed).

For every rehabilitation project, the resident is given an educational pamphlet on the dangers of lead-based paint, including the age of homes affected, age group most susceptible, symptoms of EBL and whom to contact if symptoms are evident. Children residing in rehabilitation projects found to have lead-based paint hazards are referred to the Wayne County Environmental Health Department for screening and treatment.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Goldsboro has undertaken a number of efforts and programs to reduce the number of residents living in poverty. Jointly the Department of Planning and Community Development, the Down East Coalition, and other Community-Based Organizations (CBO) have put into practice a partnership strategically designed to support a holistic approach to poverty reduction with activities that focus on human services, affordable housing, and economic development. These activities include the following:

- Support economic development activities that generate living wage jobs and community sustainability;
- Access to a variety of housing options that promote family and community stability;
- A comprehensive financial education system that prepares citizens for participation in the economic and social fabric of the community, which will be provided by Consumer Credit Counseling Service (CCCS);
- Support and coordinate with organizations that provide community-based services that nurture and support young people and their families. As well as, organizations that provide enrichment programs designed to develop individuals' coping skill for productive adult living.

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

Anti-Poverty Strategy

The Anti-Poverty Strategy focuses on programs and policies to utilize in reducing the number of households with incomes below the poverty line, in coordination with affordable housing efforts. The Department of Planning and Community Development will continue to deploy a strategy responsive to the needs of low-to-moderate income citizens and disadvantage populations throughout the five Council Districts. The realization of this strategy has been sustained by the Mayor, City Council, and City Departments. The Department of Planning and Community Development will further the U.S. Department of Housing and Urban Development (HUD) national objectives by coordinating the priorities collectively established in the public hearings with goals and objectives. The strategy will synchronize:

- The Continuum of Care Task Force to eliminate homelessness;
- The existing funded programs;
- The coordination process, policy development and leveraging potential of CDBG eligible activities with private, state, and local funds.

Furthermore, the 2015-2020 Consolidated Plan's poverty strategy shares a unified vision with the Continuum of Care Task Force's plan to reduce homelessness. The City's master plan identifies priorities with a focal point, on the following objectives:

- Making capital investments that will facilitate future economic growth;
- Safeguarding the City's fiscal solvency; and
- Ensuring the delivery of quality services to enhance quality of life.

The City of Goldsboro's enhancement of quality of life services compliments HUD's CDBG national objectives by seeking to expand a modern communication system, reduction of crime, quality park system, clean streets, suitable living environment and adequate transportation infrastructure.

SP-80 Monitoring – 91.230

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

The City of Goldsboro is responsible for ensuring that all funds under its oversight are utilized in accordance with all program requirements and for determining the adequacy of the subrecipients/project sponsor's ("subrecipient") performance. Monitoring shall be a tool for avoiding problems and improving performance as an ongoing process of planning, implementation, and follow-up for any subrecipient, CHDOs, and Rental projects, and other CDBG and HOME funded activities.

Primary

- To ensure that sub-recipients are:
- Complying with all applicable federal requirements
- Complying with administrative and financial management standards
- Performing and delivering services in a timely manner

Secondary

- To identify any potential areas of non-compliance and offer technical assistance.

Monitoring Procedure

- In-house reviews of sub-recipient materials and regulations review
- Pre-monitoring visits with sub-recipient
- Conduct visit as follow:
 1. Notify of date, scope, focus of review
 2. Hold entrance conference with chief official
 3. Document, gather and analyze
 4. Hold exit conference to report results, hear reaction and form conclusions
 5. Follow-up with letter of results to include findings and/ or concerns

On-Site Visits

Staff performs on-site monitoring reviews at least annually, depending on the need assessment. Programs operations are observed, sub-recipient staff interviewed, client eligibility confirmed, and financial and programmatic reports verified from original documentation.

Long-Term Compliance

Activities involving real property acquisition or improvement require long-term compliance with the original purpose of the federal assistance. The City of Goldsboro Community development Department maintains a CDBG Real Property Inventory that is updated annually and confirms that such property is still being used for the intended purpose. The City of Goldsboro Community Development Department will review HOME-assisted rental units, to ensure compliance with Housing Quality Standards, tenant eligibility, and rent charges.

HOME Rental Projects

Monitoring shall be conducted in accordance with the guidelines as set under the HOME Rental Program Activities. Staff will review annual Project Compliance Reports and perform regular on-site visits throughout the affordability period to ensure continued compliance with:

- Rent and occupancy requirements
- Property standards
- Other Federal requirements (e.g. fair housing, lead-based paint, and affirmative marketing)

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the City to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **Table 49**.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	314,687	17,138	121,206	453,031	0	The Community Development Block Grant (CDBG) Program is authorized under Title 1 of the Housing and Community Development Act of 1974, as amended. The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income. CDBG funds can only be used in compliance with the national objectives and eligibility requirements of the program; all of Goldsboro's CDBG-funded activities in the 2015-2016 Action Plan meet at least one of three national objectives.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	149,935	4,048	47,959	201,942	0	The HOME Investment Partnership (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-to-moderate income households. It was intended that local participating jurisdictions work with nonprofit organizations and private investment organizations within the community to achieve this goal. Cities may use their HOME funds to help renters, new homebuyers, or existing homeowners. The HOME Program is designed to provide affordable housing to low-to-moderate income families and individuals. Therefore, the program has rules about targeting program resources and establishing applicant eligibility.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homeowner rehab Other	100,000	0	0	100,000	0	The City of Goldsboro has been awarded \$100,000 by the North Carolina Housing Finance Agency (NCHFA) under the 2015 cycle of the Urgent Repair Program (URP15). This program provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities. A total of fifteen (15) households are projected to be assisted under the program. The funds was sponsored by the NCHFA, with funds provided by the North Carolina Housing Trust Fund.

Table 54 - Expected Resources – Priority Table

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

The City also anticipates **\$302,500** in resources as leveraging from private financial institutions and lenders, Habitat for Humanities of Goldsboro-

Wayne County, and North Carolina Housing Finance Agency to name a few, which will continue to support the City's affordable housing initiatives by making available advantageous mortgage programs that assist low-to-moderate income residents to become first-time homebuyers. Jurisdictions participating in the HOME program are required to make contributions to housing that qualifies as affordable housing. During a fiscal year, the contributions or match must total not less than 25 percent of the HOME funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in that fiscal year for project costs, unless the participating jurisdiction has received a reduction in the match requirement. The City was granted 100% HOME Match Reduction. Therefore, the City is not required to provide local matching funds for FY15-16 HOME allocation.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Revitalization Strategy (Westend and City-wide)	CDBG: \$11,700	Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Urgent Repair (URP)	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas	Affordable Housing:	Urgent Repair (URP15): \$100,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Hazardous Material (Testing and Abatement)	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas Proposed Westend NRSA	Elimination of Environmental Hazards	CDBG: \$4,000	Other: 15 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homebuyer Assistance	2015	2020	Affordable Housing Homeless	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Homelessness and Special Needs	HOME: \$78,900	Direct Financial Assistance to Homebuyers: 7 Households Assisted
5	Public Facilities & Improvements	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas Proposed Westend NRSA	Community Development	CDBG: \$271,206	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1536 Persons Assisted
6	Public Services	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Community Development Public Services Homelessness and Special Needs	CDBG: \$49,284	Public service activities other than Low/Moderate Income Housing Benefit: 2219 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
7	Demolition and Clearance	2015	2020	Affordable Housing Elimination of Slum and Blight	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Revitalization Strategy (Westend and City-wide)	CDBG: \$20,477	Buildings Demolished: 6 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CHDO Activity	2015	2020	Affordable Housing Homeless	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Revitalization Strategy (Westend and City-wide) Homelessness and Special Needs	HOME: \$107,959	Homeowner Housing Added: 3 Household Housing Unit
9	Economic Development	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas	Community Development	CDBG: \$30,000	Jobs created/retained: 4 Jobs Other: 1500 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation
	Goal Description	<p>These funds will be used with the awarded funds from the Urgent Repair Program provided by North Carolina Housing Finance Agency. This activity is design to assist low-to-moderate-income (LMI) households, as defined by HUD, with rehabilitating existing housing structure. Assistance will be provided in the form of loans with zero percent deferred loans provided to eligible extremely low, and very low, income households (<30% to 50% of AMI); zero percent payable loans provided to eligible low income households (51% to 80% of AMI); and two percent payable loans provided to eligible moderate income households (81% to 95% of AMI). Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of Goldsboro's limited affordable housing units. Consequently, all housing rehabilitation activities are performed in conjunction with the hazardous material activity; which focus on lead-based paint and asbestos abatement. Activity costs incurred may include, but are not limited to, roof repair/replacement; electrical and plumbing repairs; handicapped modifications; interior and exterior structural repairs; heating and cooling systems replacements; and all minimum housing code violations.</p>

2	Goal Name	Urgent Repair (URP)
	Goal Description	The City of Goldsboro has been awarded \$100,000 by the North Carolina Housing Finance Agency (NCHFA) under the 2015 cycle of the Urgent Repair Program (URP15). The program funds will be used to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities.
3	Goal Name	Hazardous Material (Testing and Abatement)
	Goal Description	During the course of most housing rehabilitation activities, it is likely that paint surfaces and/or asbestos containing material will be disturbed. The City conforms to federal and state mandates established for HUD funded programs, including Housing Rehabilitation Program; to incorporate lead-based paint and asbestos hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978. Therefore, to reduce the potential for adverse health effects attributable to the rehabilitation of deteriorated lead-based paint and asbestos containing material surfaces, the City provides educational material to all rehab customers. In addition, the City provides lead-based paint and asbestos inspections, risk assessments, abatement, and clearance in conjunction with housing rehabilitation activities. Project Managers, who oversee housing rehabilitation projects, are trained to incorporate proper hazard reduction techniques into the treatment of lead-based paint and asbestos containing material. This activity is designed to assist low-to-moderate-income (LMI) households, as defined by HUD
4	Goal Name	Homebuyer Assistance
	Goal Description	The City of Goldsboro will use HOME funds and program income to provided direct-subsidy assistance to low-to-moderate income individuals and families to become homebuyers. It is the City's intent to increase the supply of affordable housing units over an extended period of time. The City's Homebuyer Assistance program will provide up to \$30,000 in down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability.

5	Goal Name	Public Facilities & Improvements
	Goal Description	This activity is designed to improve the overall infrastructures within low-mod census tract areas within the City limits. Types of Public Facilities & Improvement projects, but not limited to curbing, gutters, and sidewalks along the City's right-of-ways, installation of municipal water and wastewater lines, construction and improvement to sidewalks, and improvements to public parks within low-mod census tract areas. The City plans to utilize budgeted funds to aid in the construction of a recreational center (WA Foster Recreational Center) within a low/mod census area (Census Tract 15; Block Group 2), which would be located at Mina Weil Park, House Street, Goldsboro, NC.
6	Goal Name	Public Services
	Goal Description	The City of Goldsboro annually sets aside a portion (15%) of its Community Development Block Grant entitlement to fund public service activities provided by local community based organizations and/or non-profits for the benefit of low-to-moderate income residents. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses. The funds are allocated through a competitive process and the Loan Review Committee (LRC) reviews all applications and makes recommendations to the City Council. A total of eleven applications were submitted for funding. The LRC recommended public services grants to the following applicants (see next page for table and pie chart):
7	Goal Name	Demolition and Clearance
	Goal Description	The City of Goldsboro will demolish vacant substandard and dilapidated housing units that are not economically feasible for rehabilitation, which poses as slum and blight conditions within low-mod census tract areas. The City does not anticipate there being any tenants to relocate, since the housing units targeted are vacant substandard and dilapidated housing units. However, if there are tenants that are displaced due to demolition and clearance projects by the City, relocation assistance will be provided per Uniform Relocation Assistance regulations.

8	Goal Name	CHDO Activity
	Goal Description	Community Housing Development Organizations (CHDO) are nonprofit organizations whose purpose is to provide decent and affordable housing for low-to-moderate-income individuals and/or families. The City is required to set aside a minimum of (15%) of its HOME funds for CHDO activities that focus on housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing. . Currently the City has two certified CHDOs: Habitat for Humanity of Goldsboro-Wayne, Inc. and Rebuilding Broken Places, CDC. However, the City was notified by Goldsboro Development Corporation of their interest to be recertified as a CHDO for the City.
9	Goal Name	Economic Development
	Goal Description	The City of Goldsboro will fund ADLA, Inc. as a subrecipient to purchase one customized food truck as part of its' ADLA Mobile Feeding program. The program will attack child hunger issues head-on and provide dinner, at no cost, between the hours of 5pm-7pm, 3 days per week (Friday-Sunday). The food trucks will be readily movable, motorized wheeled vehicles, equipped to serve hot meals utilizing ADLA's commercial kitchen license and staffed by four (4) part-time employees. This program will offer low and moderate income families located within the City of Goldsboro's public housing complexes direct access to healthy meals. ADLA will leverage resources and support the Mobile Feeding program with partnerships with its' corporate sponsors, local farmers, food banks, and USDA.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City receives annual allocations of funds for housing and community development projects under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. As an Entitlement City and as a prerequisite to receive funding, the City of Goldsboro is required to conduct a comprehensive assessment of its housing and community needs and to present a Five-Year Consolidated Plan in a detailed format prescribed by HUD. A yearly Action Plan is required for each of the five years of the City's Consolidated Plan. This is the first year of the City's Five-year Consolidated Plan (2015-2020), which covers July 1, 2015 through June 30, 2016.

The City of Goldsboro's planned actions for the 2015-2016 Annual Action Plan are intended to support housing and community development for the City's low-and moderate-income populations, as well as the City's homeless and special needs groups.

The City will continue to operate its CDBG and HOME programs through the Planning and Community Development Department, which will continue to provide funding for affordable housing construction and rehabilitation, as well as housing assistance and counseling. In partnership with other housing providers, the City will further its goal of improving the location, supply and quality of affordable housing within its jurisdiction by constructing or rehabilitating approximately 17 homeowner housing units during the program year. Additionally, the City will provide housing assistance and public service activities such as housing counseling to promote self-sufficiency of homeowners and renters to approximately 15 low-and moderate-income households.

As in the past, the City will continue to coordinate with public or social service providers to enhance the quality of life for people living in low-and moderate-income neighborhoods and to promote access to public services for special needs populations. During the 2015-2016 program year, the City will fund activities that address the needs of lowand moderate-income persons and families through Gang Awareness & Prevention, Literacy Education, and Comprehensive Health Services to name a few. Through 6 coordinated activities, the City anticipates providing assistance to approximately 2,234 low-and moderate-income persons and approximately 15 persons with special needs. Planned code enforcement activities, including blight elimination, and public facilities and infrastructure activities will also contribute to enhancing quality of life.

Projects

#	Project Name
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#	Project Name
1	Homeowner Rehabilitation
2	Urgent Repair (URP15)
3	Hazardous Material (Testing and Abatement)
4	Homebuyer Assistance
5	Public Facilities & Improvements
6	Public Services
7	Demolition and Clearance
8	CHDO Activity
9	Economic Development
10	CDBG & HOME Program Admin

Table 56 – Project Information

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

The allocation priorities are focused on the five (5) goals of the Strategic Plan: affordable housing, self-sufficiency (public services), elimination of environmental hazards, quality of life and revitalization strategy. It is important to note that total funding for many of the activities related to quality of life, public services, special needs assistance is capped at 15% of the total CDBG allocation. Total funding for activities related to administration is capped at 20% for CDBG and 10% for HOME.

Just over (39) percent of the total allocation of funding, including both CDBG and HOME sources, is directed to affordable housing activities. Fourteen (14) percent is directed toward enhancing the quality of life for people living in low-and moderate-income neighborhoods, primarily through public service and code enforcement activities. Thirty-six (36) percent is directed toward addressing the role of self-sufficiency in protecting the condition of the City's neighborhoods. Activities for the administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration is only (11) percent of the total allocation.

The City's primary obstacle to meeting underserved needs is a lack of funding. In recent years, spurred by a nation-wide recession, reduced revenues have plagued all levels of government (federal, state and local). These reduced revenues have hindered the City's ability to meet the needs of low-income residents. Another obstacle to meeting underserved needs is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City.

The City of Goldsboro petitions for federal funds through the Action Plan to assist the needs of residents that have traditionally been underserved by existing local social service programs. The activities funded via the Action Plan are carefully designed to provide appropriate and needed services, particularly to those that may not be eligible for assistance from other local sources, those that are geographically isolated by lack of transportation and those that lack basic amenities in their neighborhoods. Such individuals include senior citizens, homebound frail elderly persons, physically and developmentally

disabled persons, victims of domestic violence, and infants and youth. Funds provided through the Action Plan often make the difference between independent living and institutionalization.

AP-38 Project Summary
Project Summary Information

1	Project Name	Homeowner Rehabilitation
	Target Area	Goldsboro Scattered Site Areas Proposed Westend NRSA
	Goals Supported	Homeowner Rehabilitation
	Needs Addressed	Affordable Housing: Revitalization Strategy (Westend and City-wide)
	Funding	CDBG: \$11,700
	Description	Funds will be used to conduct variety of housing programs throughout the City of Goldsboro and Proposed Westend NRSA. Activity costs incurred may include, but are not limited to, roof repair/replacement; electrical and plumbing repairs; handicapped modifications; interior and exterior structural repairs; heating and cooling systems replacements; and all minimum housing code violations.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Urgent Repair (URP15)
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Urgent Repair (URP)
	Needs Addressed	Affordable Housing:
	Funding	Urgent Repair (URP15): \$100,000
	Description	The program funds will be used to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Hazardous Material (Testing and Abatement)
	Target Area	Goldsboro Scattered Site Areas Proposed Westend NRSA
	Goals Supported	Hazardous Material (Testing and Abatement)
	Needs Addressed	Affordable Housing: Elimination of Environmental Hazards
	Funding	CDBG: \$4,000
	Description	During the course of most housing rehabilitation activities, it is likely that paint surfaces and/or asbestos containing material will be disturbed. The City conforms to federal and state mandates established for HUD funded programs, including Housing Rehabilitation Program; to incorporate lead-based paint and asbestos hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Homebuyer Assistance
	Target Area	Goldsboro Scattered Site Areas Proposed Westend NRSA
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing: Homelessness and Special Needs
	Funding	HOME: \$78,990

	Description	The City of Goldsboro will use HOME funds and program income to provided direct-subsidy assistance to low-to-moderate income individuals and families to become homebuyers. It is the City's intent to increase the supply of affordable housing units over an extended period of time. The City's Homebuyer Assistance program will provide up to \$30,000 in down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Public Facilities & Improvements
	Target Area	Goldsboro Scattered Site Areas Proposed Westend NRSA
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Community Development
	Funding	CDBG: \$271,206
	Description	This activity is designed to improve the overall infrastructures within low-mod census tract areas within the City limits. Types of Public Facilities & Improvement projects, but not limited to curbing, gutters, and sidewalks along the City's right-of-ways, installation of municipal water and wastewater lines, construction and improvement to sidewalks, and improvements to public parks within low-mod census tract areas.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Public Services

	Target Area	Goldsboro Scattered Site Areas Proposed Westend NRSA
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing: Community Development Public Services Homelessness and Special Needs
	Funding	CDBG: \$49,284
	Description	The City of Goldsboro annually sets aside a portion (15%) of its Community Development Block Grant entitlement to fund public service activities provided by local community based organizations and/or non-profits for the benefit of low-to-moderate income residents. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	Demolition and Clearance
	Target Area	Goldsboro Scattered Site Areas Proposed Westend NRSA
	Goals Supported	Demolition and Clearance
	Needs Addressed	Affordable Housing: Revitalization Strategy (Westend and City-wide)
	Funding	CDBG: \$20,477
	Description	The City of Goldsboro will demolish vacant substandard and dilapidated housing units that are not economically feasible for rehabilitation, which poses as slum and blight conditions within low-mod census tract areas.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	CHDO Activity
	Target Area	Goldsboro Scattered Site Areas Proposed Westend NRSA
	Goals Supported	CHDO Activity
	Needs Addressed	Affordable Housing: Revitalization Strategy (Westend and City-wide) Homelessness and Special Needs
	Funding	HOME: \$107,959
	Description	Community Housing Development Organizations (CHDO) are nonprofit organizations whose purpose is to provide decent and affordable housing for low-to-moderate-income individuals and/or families. The City is required to set aside a minimum of (15%) of its HOME funds for CHDO activities that focus on housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	Economic Development
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Economic Development
	Needs Addressed	Community Development Homelessness and Special Needs
	Funding	CDBG: \$30,000

	Description	The City of Goldsboro will be providing direct financial assistance for operating capital to employ low-to-moderated income persons and service children located in low-mod census areas.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	CDBG & HOME Program Admin
	Target Area	Goldsboro Scattered Site Areas Proposed Westend NRSA
	Goals Supported	Homeowner Rehabilitation Urgent Repair (URP) Hazardous Material (Testing and Abatement) Public Facilities & Improvements Public Services Demolition and Clearance CHDO Activity
	Needs Addressed	Affordable Housing: Community Development Public Services Revitalization Strategy (Westend and City-wide) Elimination of Environmental Hazards Homelessness and Special Needs
	Funding	CDBG: \$66,364 HOME: \$14,993
	Description	Administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration. The Planning and Community Development Department is responsible for ensuring program implementation in compliance with national objectives of both programs as well as adherence to state and local requirements.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

A concentration of minority and/or low-income households are located south of Ash Street and west of Seymour Johnson Air Force Base; the northwest portion of the City bordered by Ash Street, Highway 117, and US Highway 70 Bypass; and LMA Census tracts 14, 15, 16, 18 and 20. Each of these LMA Census tracts have a high concentration of African-American persons well close to the City's average of (55%). According to the U. S. Census Bureau 2009-2013 American Community Survey, 7,980 persons (22.1%) of the total population of the City of Goldsboro live below the poverty line. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall community average of demographic composition.

Geographic Distribution

Target Area	Percentage of Funds
Goldsboro Scattered Site Areas	70
Proposed Westend NRSA	30

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to a high concentration of minority and low-to-moderate income households within these LMA Census tracts, the City has historically targeted communities and families in those areas. These LMA Census tracts are predominately residential uses and crime has historically been pervasive in these areas. The City's LMA Census tracts have a large number of vacant lots and boarded up homes that are a blighting influence. These LMA Census tract areas are in need of a coordinated comprehensive strategy relying on public and private partnerships. The areas selected for the 2015-2020 ConPlan were identified through the citizen participation process, which consisted of stakeholder interviews and public meetings, as well as meetings with the City's Advisory Committees for Community Development. Each of these areas meets the eligibility requirements for low-and moderate income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Goldsboro that also meet the eligibility requirements for low-and moderate income benefit.

The Westend neighborhood has been the subject of much planning and research over the past several years. Recent steering committee meetings involving community stakeholders, area residents, and City staffers have highlighted the positive attributes and the challenges facing this community. This has provided a forum for discussing ways of building on the positive and possible solutions to the challenges. Even with the continued improvements occurring in the Westend, the area is still in need of a coordinated revitalization strategy relying on public and private partnerships. In past plans, affordable

housing was heavily focused on; however, with a neighborhood revitalization strategy, microenterprise strategies can be incorporated into the respective plans so that the neighborhood will have sustainable improvements to the quality of life.

Designating a community as a Neighborhood Revitalization Strategy Area (NRSA) allows it to be targeted for more intensive comprehensive economic development. In addition, an NRSA designation will allow CDBG funds to be used for expenditures that are more flexible and provide gap financing for the Westend project. The NRSA process will provide a detailed assessment of the neighborhood's current economic status and provide benchmarks for future improvements. The duration of the Strategy will be five (5) years and integrated into the One Year Action Plan and Consolidated Annual Performance Evaluation Reports as components of the Community Development Department's activities.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Many low-to-moderate income (LMI) individuals and families find that banks are not willing to take the risk of lending to them. As CHDOs, Habitat for Humanity of Goldsboro-Wayne, Inc. and Rebuilding Broken Places, CDC will construct, sell, and/or rent affordable housing units to LMI households through CHDO Set-aside HOME funds of \$107,959 and Homebuyer Assistance funds of \$10,796. Goldsboro Development Corporation, once a designated CHDO, provides affordable rental units to LMI renters. To date, Goldsboro Development Corporation, Inc. has purchased, renovated, and rented a total of sixteen (16) dwellings to LMI families. These dwellings have proven to be a great asset for LMI renters. All of the units are rented under the Section 8 guidelines and fair market rental rates. The City of Goldsboro and Goldsboro Development Corporation will continue to maintain the current stock of affordable rental units through routine scheduled inspections and repairs as needed.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	5
Special-Needs	5
Total	15

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	3
Rehab of Existing Units	17
Acquisition of Existing Units	0
Total	20

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

The City will use a number of funding sources to support housing and neighborhood revitalization activities City-wide and within the proposed NRSA area Westend and the preservation or creation of affordable housing throughout the City.

AP-60 Public Housing – 91.220(h)

Introduction

The Goldsboro Housing Authority (GHA) and Eastern Carolina Regional Housing Authority (ECRHA) are public corporations created for the purpose of administering housing programs for low income persons. Between the two housing authority there are 1,884 public assisted housing units. The operations of the GHA and ECRHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development (HUD). Both public housing authorities received funding for their housing activities, projects, and funds to modernize and repair their public housing units. The GHA administers 297 Housing Choice Vouchers (HCV), which allow low income persons to rent privately owned houses and/or apartments dispersed throughout the community. In addition to public housing and Section 8 programs, the GHA also administers other special housing programs designed to assist specific demographic groups, such as veterans and persons with mental disabilities.

According to HUD, Goldsboro and Eastern Carolina Regional Housing Authority are determined to be Medium High public housing authorities, meaning they manages between 500 - 1,249 public housing units. Also according to the Department of Housing and Urban Development, the housing authority is designated as Small, meaning it administers 50 - 249 Section 8 vouchers. Goldsboro Housing Authority administers 297 Housing Choice Vouchers (HCV).

Comparing the housing assistance distribution of Goldsboro Housing Authority between Public Housing Units (84%) and Section 8 Housing Vouchers (16%) to that of all housing authorities in North Carolina, Goldsboro Housing Authority has a larger proportion of public housing units than the average housing authority. Goldsboro Housing Authority's proportion of Section 8 vouchers under management is larger than the average housing authority in North Carolina. Eastern Carolina Regional Housing Authority is among the 45% of North Carolina housing authorities that only offer public housing.

Actions planned during the next year to address the needs to public housing

It should be noted that the City of Goldsboro does not manage public housing units; however, a large portion of the County's inventory is located within the City limits. The City has two public housing agencies responsible for this function: Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority. Both public housing authorities received funding for their housing activities, projects, and funds to modernize and repair their public housing units. The City has adopted initiatives for which the City will coordinate and optimize the efforts of the public housing authorities within this 2015-2016 Action Plan cycle.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority are committed to continuing the Family Self-Sufficiency (FSS) Programs for their public housing and Section 8 House

Choice Voucher clients. The FSS program assists housing residents to attain financial independence through education and employment toward increased resident involvement. The FSS Program serves as a clearinghouse for referrals to other agencies and private resources for participating families.

The Goldsboro Housing Authority also receives Resident Opportunities and Self-Sufficiency (ROSS) Program funding to provide supportive services for elderly and disabled public housing residents, to improve their independence.

The City of Goldsboro actively 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 promoted positive community outcomes. In continuing this ongoing effort, the City adopted the following initiatives for which the City will coordinate and optimize the efforts of the public housing authorities that participated in the implementation of the City's five-year strategy and/or Annual Action Plan:

1. The City will support the efforts of the Authorities in maintaining the integrity of the public housing inventory to provide safe, decent, and affordable housing opportunities for qualifying residents. The City will provide technical assistance to the public housing authorities that apply for grants to continue rental assistance programs that provide decent affordable housing opportunities for the City's low-income residents.
2. The City's Community Affairs and Community Development staff will work with the Executive Board and act as a liaison between the Goldsboro Housing Authority and the Resident Council. The City's Community Affairs and Community Development staff will provide on going support to the Resident Council in two of the Goldsboro Housing Authority residence councils. Support includes guidance, educating, reviewing and recommending changes to the by-laws, scheduling the election date, election process, assistance with the candidate's forum and flyers. Public Housing tenants will be given information on landlord /tenant rights, the City's Homebuyer Assistance program, and invited to all of the City's Fair Housing workshops.
3. The City will 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 residents apply for assistance, but due to credit issues, their loans are not approved. For this reason, the Planning and Community Development Office will be assisting residents/applicants in locating agencies that are available for financial management and counseling as well as providing some counseling in our office. A contract will be 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.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable, Goldsboro's two Housing Authorities are not designated as trouble PHA.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section of the Annual Action Plan describes the City of Goldsboro's one-year goal and the specific actions steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Eastpointe, LME is designated as the lead agency for the Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness, which is tasked with addressing homelessness in the City of Goldsboro. The CoC is the primary means of reaching out to homeless persons and assessing their individual needs. The CoC does this through the Annual Point-In-Time (PIT) survey and through its partnering agencies, which include organizations such as Housing Authority, Wayne Community College, Fordham House shelter, and Salvation Army to name a few. For example, based on the most recent PIT survey, there is an urgent need for shelter beds serving single individuals and families without children. This need was identified during both the PIT survey and during the Five-Year ConPlan citizen participation process through stakeholder and neighborhood meetings. Of the unsheltered homeless interviewed during the PIT survey, the five most needed services were shelter, clothing, food/meals, healthcare and affordable housing. Other needs identified during the citizen participation process included self-sufficiency training and case management, access to healthcare and mental health counseling, and employment and legal assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to address the emergency and transitional housing needs of homeless persons:

- Provide an additional 350 beds for homeless persons for the next 10 years and increase affordable housing.
- Increase faith-based initiatives to address homeless needs in Goldsboro and Wayne County.

Additionally, the City will utilize the following strategies to address these needs:

- Assist non-profit service providers in obtaining additional funding sources for emergency

shelter.

- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional transitional housing.
- Support the establishment of additional transitional housing through identification of funding sources, technical assistance with applications, and other means of support.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to help homeless persons make the transition to more permanent housing and preventing recurrence:

- Facilitate housing stabilization once homeless people secure permanent housing and prevent at-risk persons from losing their housing.
- Create First Entry/One-Stop Center to ensure coordination of services for homeless persons.
- Broaden wrap-around services and increase capacity of existing services for homeless individuals and low-income families.
- Provide life skills, mentoring, job training and placement, budgeting workshops, crisis management, and other supportive services to facilitate a stable way of life.

Additionally, the City will utilize the following strategies to increase the supply of permanent supportive housing for the homeless:

- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional permanent supportive housing.
- Support the establishment of additional permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to help low-income individuals and families avoid becoming homeless, especially as a result of being discharged from a system of care:

- Increase access to free medical services to facilitate medical stabilization and reduce inappropriate use of emergency room services.
- Increase capacity of local free clinics and programs that provide access to healthcare.
- Improve public safety services for homeless persons and reduce associated public expenditures.
- Improve discharge planning and housing location assistance to homeless individuals prior to discharge from services.

Additionally, the City will utilize the following strategies to provide services that promote self-sufficiency for the homeless or those at-risk of becoming homeless:

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Down East Coalition to Eliminate Homelessness, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

This section of the Annual Action Plan summarizes actions the City of Goldsboro will undertake during the program year to reduce barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Goldsboro has made efforts to identify barriers to the development of affordable housing. The consolidated plan discusses key issues related to barriers to affordable housing such as federal resources and policies, the gap between housing cost and income, local development regulations, so called 'Not in My Back Yard' (NIMBY) opposition, and education. While few potential barriers are within the City's control to directly reverse, the City is dedicated to using its resources to counteract the negative effects of such external factors. The objective is to significantly reduce and eliminate barriers to the development of affordable housing. The City expects to continue the following strategies over the course of the Five Year Consolidated Plan:

- Address the financial barriers faced by many low- and moderate-income families by providing HOME and/or CDBG funding for homeownership, renovation, revitalization, and programs
- Raise awareness about barriers to affordable housing development through a variety of methods, and implement policy changes that would make affordable housing development less challenging
- Examine best practices on HUD's Regulatory Barriers Clearinghouse and determine applicability for Goldsboro

By undertaking the initiatives previously described in this section, the City will address a number of the barriers to affordable housing that currently challenge them.

In considering the barriers to affordable housing, two major factors emerge—first, a household's ability to afford housing based on its income and, second, the price of housing. A household's capacity to afford housing is based on its income. Government can directly increase a household's ability to afford housing by increasing income (such as with public assistance and social security payments), providing housing assistance payments or providing services that increase disposable income (such as child and health care subsidies). Government can also indirectly influence household income through actions such as changing wage requirements or the tax structure. Government can have a direct effect on supply through actions such as producing new units, acquiring units for rental and engaging in housing rehabilitation. Subsidized loans, grants and financing that reduce the cost of private sector (for-profit or nonprofit) housing production, operation or maintenance have an impact on housing affordability,

although less direct. Further, rent and price controls can make housing more affordable. Tax abatement and infrastructure development are other indirect techniques for reducing the price of housing. Other types of governmental intervention in the housing market increase the cost of housing.

The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type and design and building materials. Communities can also increase housing cost through lengthy approval processes, permit fees, infrastructure requirements and significant demands or requirements. Increases in certain wage requirements, which may increase household income, can also increase the cost of labor for housing construction, thereby decreasing the affordability of housing. The tax code can also increase (or decrease) housing cost.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Annual Action Plan describes the City of Goldsboro's planned actions to carry out the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the City has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

The City of Goldsboro petitions for federal funds through the Action Plan to assist the needs of residents that have traditionally been underserved by existing local social service programs. The activities funded via the Action Plan are carefully designed to provide appropriate and needed services, particularly to those that may not be eligible for assistance from other local sources, those that are geographically isolated by lack of transportation and those that lack basic amenities in their neighborhoods. Such individuals include senior citizens, homebound frail elderly persons, physically and developmentally disabled persons, victims of domestic violence, and infants and youth. Funds provided through the Action Plan often make the difference between independent living and institutionalization.

Actions planned to foster and maintain affordable housing

As previously stated in the Annual Affordable Housing Goals, the City will direct a combination of federal, state, and local funds toward achievement of these goals by funding single-family rehabilitation, new construction, infrastructure, and homebuyer assistance. The City will continue to provide rehabilitation assistance to LMI single-family owner-occupied and rental housing units to maintaining decent affordable housing with available program funds. The City will continue to identify potential housing sites that are conducive to the future development of affordable housing and comply with location criteria established by HUD.

The City will also provide \$107,959 in CHDO set-aside HOME funds to designated CHDOs to construct, sell, and/or rent affordable housing units to LMI households. The City will utilize a total of \$78,990 in HOME funds to provide direct-subsidy assistance in the form of zero percent deferred second mortgages towards down payment and closing cost for seven (7) eligible homebuyers for principal reduction to increase buyer's affordability to purchase a home.

Actions planned to reduce lead-based paint hazards

The City of Goldsboro will continue to ensure the availability of accessible and affordable testing, screening, mitigation and treatment for problems related to lead-based paint for low and moderate income residents of the City of Goldsboro.

Currently, the City includes lead-based paint mitigation measures in all rehabilitation and urgent repair programs and, if needed, will identify and apply for additional funding resources to finance this mitigation. The City also assists and supports other agencies in applying for such funds. Contractors are required to be trained and certified to supervise removal of lead hazards in order to comply with HUD regulations.

The City will utilize the following strategies to address lead-based paint hazards and increase access to housing without lead-based paint hazards through its housing rehabilitation and urgent repair programs:

- Fund the acquisition, recycling and rehabilitation of existing housing units through current housing grants and loan programs, as well as cost-effective leveraging strategies.
- Improve coordination with urgent repair and other programs to reduce the total rehabilitation cost per unit and correct major problems before they worsen.

Notification

The major objective is to increase the overall level of awareness of lead-based paint laws and regulations so that all community residents may be aware of their rights and responsibilities. In the event the presence of lead-based paint is detected in a housing unit, notifications will be carried out by the following mandated notification requirements established by HUD:

Pamphlet – Occupants, owners and purchasers must all receive Lead Hazard Information Pamphlet.

Disclosure – Ensure that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards prior to selling or leasing a residence. Even if federal funds are withdrawn from a transaction, the purchasers are required to receive a disclosure of any known lead-based paint findings.

Notice of Lead Hazard Presumption/Evaluation and Lead Hazard Reduction – Occupants, owners and purchasers must be notified of the results of the presumption of lead-based paint or lead hazards or of any lead hazard evaluation or reduction work.

Additionally, the City will continue to support Wayne County Environmental Health Department that screen residents for elevated blood lead levels (EBL) and inspect housing units for lead-based paint hazards.

Wayne County Environmental Health Department

A primary health care provider for the City's low-income residents, the Environmental Health Department screens low income children who have symptoms of lead poisoning through the North Carolina Healthy Homes and Lead Poisoning Prevention Program. Services provided through this program include education, screening and treatment for lead poisoning.

Furthermore, sub-recipients of the City's CDBG and HOME funding devise their own lead-based paint hazard programs to comply with HUD regulations for rehabilitation projects.

Actions planned to reduce the number of poverty-level families

The City of Goldsboro has undertaken a number of efforts and programs to reduce the number of residents living in poverty. Jointly the Department of Planning and Community Development, the Down East Coalition, and other Community-Based Organizations (CBO) have put into practice a partnership strategically designed to support a holistic approach to poverty reduction with activities that focus on human services, affordable housing, and economic development. These activities include the following:

- Support economic development activities that generate living wage jobs and community sustainability;
- Access to a variety of housing options that promote family and community stability;
- A comprehensive financial education system that prepares citizens for participation in the economic and social fabric of the community, which will be provided by Consumer Credit Counseling Service (CCCS);
- Support and coordinate with organizations that provide community-based services that nurture and support young people and their families. As well as, organizations that provide enrichment programs designed to develop individuals' coping skill for productive adult living.

Actions planned to develop institutional structure

During the process of developing the 2015-2020 Consolidated Plan, the City of Goldsboro developed a unified vision for Community Development actions that will serve as the institutional structure for cooperation and collaboration among public and private agencies. Specifically, the Department of Planning and Community Development sought to identify opportunities for cooperation and collaboration among city departments and other entities. The goal was to encourage city departments to work together in addressing the needs of the target communities and to develop inter-departmental agreements for coordinating projects and maximizing the use of funds. Many social service agencies, not-for-profit agencies, youth organizations, and community-based organizations were also consulted. After several consultations with these organizations, the City determined that the Consolidated Plan and the annual Action Plans should:

- Provide an interdepartmental plan for housing, economic development, and social services that will inform the Anti-poverty strategy.
- Facilitate greater efficiency in the use of resources through collaboration and coordination among departments and agencies
- Encourage information dissemination regarding projects and programs.

By institutionalizing this collaborative structure, the City of Goldsboro is shaping various programs into effective, coordinated neighborhood and community strategies. This also facilitates the opportunity for strategic planning and citizen participation to take place in a comprehensive context that will reduce duplication of effort at the local level.

Actions planned to enhance coordination between public and private housing and social service agencies

The coordination process provides for stakeholder agencies and all interested parties to analyze and discuss local housing needs, priorities, and program strategies. As explained above, the Department of Planning and Community Development has served as the facilitating agency for this local process. To this end, the 2015-2020 Consolidated Plan provides a blue print to guide City actions in the direction of performance outcomes, such as improving neighborhoods and increasing homeownership opportunities. Primarily the plan guides City leadership and financial resources in route with the priorities set forth by the community. The plan is aggressive in its approach to leverage other funding and build partnerships. The strategic approach builds on the City strengths safeguarding efficient city services, business retention, preserving the housing stock and increasing income levels for all residents. The overall strategy is for the City to:

- Provide clear and expressive public leadership for the identified initiatives;
- Fortify the partnering and collaboration of local government agencies, private organizations, and not-for-profits to increase leveraging potential;
- Publicly market the City's assets and aggressively leverage other financial support;
- Work with developers to achieve acceptable environmental standards while not compromising the health and safety of the public

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section of the Annual Action Plan addresses the program specific requirements for the Annual Action Plan.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Goldsboro will use the HUD Recapture Provisions for its Homebuyer Assistance program to ensure that the amount of HOME funds provided directly to homebuyers are imposed for the duration of the period of affordability and are mandated to recapture provisions per 24 CFR 92.253(a)(5)(ii). This restriction is enforceable by a written Grant Agreement, Promissory Note, and Deed of Trust with the homebuyer. If the original homebuyer remains in the home for the full period of affordability, no recapture provisions apply. However, if the premises are sold, cease to be the Homebuyer's primary residence, or there is any change in the title during the term of the Grant Agreement, Promissory Note and Deed of Trust, which commences upon the Completion Date, or the Homebuyer is not in substantial compliance with the Grant Agreement, Promissory Note and Deed of Trust and Mortgage, the City of Goldsboro will recapture the full HOME direct-subsidy assistance, which will be the amount remaining on the affordability period at time recapture is trigger; to include, any payments made or pro rata reduction amount applied during the affordability period.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For example, a homebuyer receives \$20,000 in HOME direct-subsidy assistance to purchase a home with an initial purchase price that does not exceed 95 percent of the median purchase price for the area. The total HOME direct-subsidy of \$20,000 would require a 10-year period of affordability. If the homebuyer sells the housing unit year 5 of the 10-year period of affordability, then the City would forgive 50 percent of the HOME direct-subsidy and recapture 50 percent of the HOME direct-subsidy, which is \$10,000 of the \$20,000 HOME Investment, assuming that there are sufficient net proceeds available. If, however, the net proceeds are insufficient to repay both the HOME direct-subsidy assistance and the Homebuyer's investment, the City will recapture the net proceeds less the Homebuyer's investment. HUD defines the net proceeds as the sales price minus the loan repayments and closing costs. Under no circumstances will the City of Goldsboro recapture more than is available from the net proceeds of the sale. During the recapture restriction period, the original homebuyer will be entitled to any increase in value that remains after all debts are repaid, including the Homebuyer Assistance program deferred second mortgage loan, with the following provisions to be incorporated into the Grant Agreement, Promissory Note and Deed of Trust.

1. **Period of Affordability under Recapture Provision:** The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enables the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The City of Goldsboro will not require the original HOME-assisted homebuyer to sell the housing unit to another low-income

homebuyer. The homebuyer can sell the property to any willing buyer during the period of affordability, with the understanding that the City's recapture provisions will be enforced.

2. **Repayment:** Repayment of the Homebuyer assistance deferred second mortgage loan is on a pro rata reduction basis, 20 percent annually for a deferred loan less than \$15,000 and 10 percent annually for a deferred loans \$15,000-\$40,000 if the homeowner owns and occupies the house as the primary residence for the required affordability period. Forgiveness of the full amount of assistance will only occur if the homeowner occupies and retains the property for the full affordability period. No interest shall accumulate on this loan during the affordability period.

If recapture is triggered and there are insufficient net proceeds available at sale to recapture the full pro rata amount due, the City of Goldsboro will not be required to repay the difference between the prorated direct HOME subsidy due and the amount the City is able to recapture from available from net proceeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Only the Recapture Option is used (see narrative, above). In the event that it is determined to be appropriate to use the Resale Option, the City will submit proposed resale terms consistent with the HOME regulations to the local HUD Office, and seek authorization to proceed.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

If the homeowner refinances the property during the affordability period, which involves a cash/equity out payment this will trigger a repayment. The repayment will be the total amount received through the program as a deferred second mortgage loan minus any payments made or pro rate reduction amount applied during the affordability period. Refinance subordination will only be considered if the refinance results in a reduction of the loan term and/or the lowering of the current interest rate on the first mortgage. In the event of foreclosure by the first mortgage lender, the affordability period will be suspended and will not be binding on that lender. The affordability restrictions shall be revived according to the original terms if, during the affordability period the owner of record before the termination event, or any entity that includes the former owner or those with whom the former owner has or had family or business ties obtains and ownership interest in the property.


Discussion:

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

Attachments

Citizen Participation Comments

Goldsboro's Citizen Participation Efforts (Public Meetings)



CITY OF GOLDSBORO
WESTEND NEIGHBORHOOD REVITALIZATION
STRATEGY AREA (NRSA) PLAN
&
2015-2020 FIVE-YEAR CONSOLIDATED PLAN NEEDS
ASSESSMENT PUBLIC MEETINGS

The City of Goldsboro will hold three public meetings to allow citizens the opportunity to be actively involved in the planning, implementation, and assessment of the Westend Neighborhood Revitalization Strategy Area (NRSA) plan and the 2015-2020 Five-Year Consolidated Plan, under the NRSA and Consolidated Plan requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs, to submit to the US Department of Housing and Urban Development (HUD).


The two plans are strategic documents that will be used by the City to provide detailed information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income persons and families in the City of Goldsboro and the NRSA's boundaries. The NRSA boundaries of the Westend neighborhood are contiguous, located in the western portion of Goldsboro, and covers portions of the downtown in Goldsboro known as the Compact Core area. US 117 Hwy bypass bounds the Westend neighborhood to the north and west, Elm Street to the south, and (roughly) William Street to the east.

The City of Goldsboro places strong emphasis on utilizing citizen participation to develop its Westend Neighborhood Revitalization Strategy Area (NRSA) plan and the 2015-2020 Five-Year Consolidated Plan, which will allow the citizens, community partners, and the City to create a unified comprehensive strategy for meeting the housing and/or non-housing needs of low and moderate-income persons and families within the City limits and the NRSA's boundaries.

The City of Goldsboro Planning and Community Development Department wishes to meet with interested citizens, agencies, groups and organizations who wish to discuss and express their concerns and ideas with regards to the Westend NRSA, housing, and non-housing needs of Goldsboro's low and moderate-income persons and families. The City has scheduled three meetings to be held on Wednesday, January 7, 2015; Thursday, January 8, 2015; and Tuesday, January 13, 2015 each meeting will begin at 6:00 p.m. in the Large Conference Room of City Hall Annex on the Second Floor, (200 North Center Street). If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least five (5) business days prior to the meeting by calling (919) 580-4330.

Anyone unable to attend these meetings and desire information or would like to provide your input towards the Westend Neighborhood Revitalization Strategy Area (NRSA) plan and the 2015-2020 Five Year Consolidated Plan may visit the Planning and Community Development Department, 214 North Center Street, Goldsboro, NC, 27530, or email ssimpson@goldsboronc.gov. The Community Development staff can be reached by phone, at (919) 580-4318 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

20150121430



CITY OF GOLDSBORO
WESTEND NEIGHBORHOOD REVITALIZATION
STRATEGY AREA (NRSA) PLAN
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20150121430

Goldsboro's Citizen Participation Efforts (Thirty-day Public Review)



NOTICE TO PUBLIC CITY OF GOLDSBORO

2015-2020 FIVE-YEAR CONSOLIDATED PLAN 2014-2015 ANNUAL ACTION PLAN PROPOSED ACTIVITIES AND USE OF FUNDS THIRTY-DAY REVIEW

The City of Goldsboro has prepared a draft of the 2015-2020 Five-Year Consolidated Plan and the Annual Action Plan for fiscal year 2015-2016, under the Consolidated Plan requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs. The Five-Year Consolidated and Annual Action Plans are strategic documents used by the City to provide detail information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income persons and families in the City of Goldsboro. The City anticipates FY 2015-2016 allocations to be \$314,687 in the Community Development Block Grant Program (CDBG) and \$149,935 in the Home Investment Partnership Program (HOME). The proposed allocation of funds is as follows:

ACTIVITY	PROPOSED BUDGET	
	CDBG	HOME
1. Rehabilitation of Substandard Housing	\$ 10,547	
2. Hazardous Material (Testing, Abatement, and Monitoring)	\$ 4,000	
3. Homebuyer Assistance		\$74,942
4. Public Facilities & Improvements	\$150,000	
5. Public Services	\$ 47,203	
6. Acquisition, Demolition, and Clearance	\$ 10,000	
7. CHDO Activity		\$ 60,000
8. Economic Development	\$ 30,000	
9. Program Administration	\$ 62,932	\$ 14,993
TOTALS	\$314,687	\$149,935

The City of Goldsboro's draft of the 2015-2020 Five-Year Consolidated Plan and the Annual Action Plan for fiscal year 2015-2016 will be available for public review and comment from March 20, 2015 through April 20, 2015. Copies can be found at public access sites such as the City of Goldsboro Planning Department, the Office of the City Clerk in the New City Hall Annex, 200 North Center Street, in the Community Development and Community Affairs Offices, City Hall, 214 North Center Street; at the Wayne County Public Library, 1001 East Ash Street; at the Goldsboro Housing Authority, 1729 Edgerton Street, Goldsboro; and on the City's website at www.goldsboronc.gov. A public hearing will be held on Monday, April 20, 2015 at 7:00 pm during the regular meeting of the Mayor and City Council to allow citizens the opportunity to comment on the 2015-2020 Five-Year Consolidated Plan and FY15-16 Action Plan.

Any citizen who has a question about or comment on any information in the City of Goldsboro's draft of the Annual Action Plan may attach their comments to the draft report at these public access sites or may submit a written comment to Shycole Simpson-Carter, Community Development Administrator for the Community Development Department located at 214 North Center Street, Goldsboro, NC, 27530 or email ssimpson@goldsboronc.gov until May 4, 2015. The Community Development Department can be reached by phone, at (919) 580-4318 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

James P. Rowe, Jr.,
Planning Director
919-580-4345



NOTICE TO PUBLIC CITY OF GOLDSBORO

2015-2020 FIVE-YEAR CONSOLIDATED PLAN 2014-2015 ANNUAL ACTION PLAN PROPOSED ACTIVITIES AND USE OF FUNDS THIRTY-DAY REVIEW

The City of Goldsboro has prepared a draft of the 2015-2020 Five-Year Consolidated Plan and the Annual Action Plan for fiscal year 2015-2016, under the Consolidated Plan requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs. The Five-Year Consolidated and Annual Action Plans are strategic documents used by the City to provide detail information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income persons and families in the City of Goldsboro. The City anticipates FY 2015-2016 allocations to be \$314,687 in the Community Development Block Grant Program (CDBG) and \$149,935 in the Home Investment Partnership Program (HOME). The proposed allocation of funds is as follows:

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James P. Rowe, Jr.,
Planning Director
919-580-4345



Goldsboro's Citizen Participation Efforts (Initial Public Hearing Notice)

<div style="text-align: center;">  <p>CITY OF GOLDSBORO NOTICE OF PUBLIC HEARING</p> </div> <p>Notice is hereby given that a final public hearing will be held on Monday, April 20, 2015 at 7:00pm in the Council Chambers, Historic City Hall Building during the City Council meeting. This hearing is to allow citizens of the City of Goldsboro the opportunity to discuss & express their concerns regarding housing & non-housing needs that exist in the City of Goldsboro community as they relate to the Western Neighborhood Revitalization Strategy Area (NRSA) plan & the 2015-2020 Five-Year Consolidated Plan. The City of Goldsboro places strong emphasis on utilizing citizen participation to develop its Western NRSA and 2015-2020 Five-Year Consolidated Plan, which will allow the citizens, community partners, & the City to create a unified comprehensive strategy for meeting the housing and/or non-housing needs of low & moderate-income persons & families within the City limits.</p> <p>The two plans are strategic documents that will be used by the City to provide detailed information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low & moderate-income persons & families in the City of Goldsboro & the NRSA's boundaries. The NRSA boundaries of the Western neighborhood are contiguous, located in the western portion of Goldsboro, & covers portions of the downtown in Goldsboro known as the Compact Core area. US 117 Hwy bypass bounds the Western neighborhood to the north & west, Elm Street to the south, & (roughly) William Street to the east.</p> <p>The anticipated amount of funding for fiscal year 2015-2016 is \$314,687 in CDBG & \$149,935 in HOME funds, respectively. The City of Goldsboro's draft of the 2015-2020 Five-Year Consolidated Plan, which contains the Annual Action Plan for FY 15-16 was made available for public review & comment on March 20, 2015 & will be available for review through April 20, 2015. Copies can be found at public access sites such as the City of Goldsboro Planning Department, the Office of the City Clerk in the New City Hall Annex, 200 North Center Street, in the Community Development & Community Affairs Offices, City Hall, 214 North Center Street, at the Wayne County Public Library, 1001 East Ash Street, Goldsboro Housing Authority, 1729 Edgemont Street, & on the City's website at www.goldsboronc.gov.</p> <p>If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least five (5) business days prior to the meeting by calling (919) 580-4330.</p> <p>Any citizen unable to attend this hearing and may have a question about or comment on any information in the City of Goldsboro's draft of the Annual Action Plan may attach their comments to the draft report at these public access sites or may submit a written comment to Shycole Simpson-Carter, Community Development Administrator for the Community Development Department located at 214 North Center Street, Goldsboro, NC, 27330 or email ssimpson@goldsboronc.gov until May 5, 2015. The Community Development Department can be reached by phone, at (919) 580-4318 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.</p>	<div style="text-align: center;">  <p>CITY OF GOLDSBORO NOTICE OF PUBLIC HEARING</p> </div> <p>Notice is hereby given that a final public hearing will be held on Monday, April 20, 2015 at 7:00pm in the Council Chambers, Historic City Hall Building during the City Council meeting. This hearing is to allow citizens of the City of Goldsboro the opportunity to discuss & express their concerns regarding housing & non-housing needs that exist in the City of Goldsboro community as they relate to the Western Neighborhood Revitalization Strategy Area (NRSA) plan & the 2015-2020 Five-Year Consolidated Plan. 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The Community Development Department can be reached by phone, at (919) 580-4318 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.</p>
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Goldsboro's Citizen Participation Efforts (Rescheduled Public Hearing Notice)



CITY OF GOLDSBORO NOTICE OF RESCHEDULED PUBLIC HEARING 2015-2020 FIVE-YEAR CONSOLIDATED PLAN AND 2015-2016 ANNUAL ACTION PLAN

Notice is hereby given that the final public hearing scheduled for Monday, April 20, 2015 for 7:00 p.m. in the Council Chambers, Historic City Hall Building has been rescheduled to May 4, 2015. The public hearing will be held during the City Council meeting on May 4, 2015 at 7:00 p.m. in the Council Chambers, Historic City Hall Building. This hearing is to allow citizens of the City of Goldsboro the opportunity to discuss and express their concerns regarding housing and non-housing needs that exist in the City of Goldsboro community as they relate to the 2015-2020 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan. The City of Goldsboro places strong emphasis on utilizing citizen participation to develop its 2015-2020 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan, which will allow the citizens, community partners, and the City to create a unified comprehensive strategy for meeting the housing and/or non-housing needs of low and moderate-income persons and families within the City limits.

The 2015-2020 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan is strategic documents that will be used by the City to provide detailed information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income persons and families in the City of Goldsboro.

The anticipated amount of funding for fiscal year 2015-2016 is \$314,687 in CDBG and \$149,935 in HOME funds, respectively. The City of Goldsboro's draft of the 2015-2020 Five-Year Consolidated Plan, which contains the Annual Action Plan for FY15-16 was made available for public review and comment on March 20, 2015 and will be available for review through April 20, 2015. Copies can be found at public access sites such as the City of Goldsboro Planning Department, the Office of the City Clerk in the New City Hall Annex, 300 North Center Street, in the Community Development and Community Affairs Offices, City Hall, 214 North Center Street; at the Wayne County Public Library, 1001 East Ash Street; Goldsboro Housing Authority, 1729 Edgemont Street; and on the City's website at www.goldsboronc.gov.

If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least five (5) business days prior to the meeting by calling (919) 580-4318.

Any citizen unable to attend this hearing and may have a question about or comment on any information in the City of Goldsboro's draft of the Annual Action Plan may attach their comments to the draft report at these public access sites or may submit a written comment to Shycole Simpson-Carter, Community Development Administrator for the Community Development Department located at 214 North Center Street, Goldsboro, NC, 27530 or email ssimpson@goldsborenc.gov until May 11, 2015. The Community Development Department can be reached by phone, at (919) 580-4318 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Administrator for the Community Development Department located at 214 North Center Street, Goldsboro, NC, 27530 or email ssimpson@goldsborenc.gov until May 10, 2015. The Community Development Department can be reached by phone, at (919) 580-4318 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

3/26/2015 1:00



CITY OF GOLDSBORO NOTICE OF RESCHEDULED PUBLIC HEARING 2015-2020 FIVE-YEAR CONSOLIDATED PLAN AND 2015-2016 ANNUAL ACTION PLAN

Notice is hereby given that the final public hearing scheduled for Monday, April 20, 2015 for 7:00 p.m. in the Council Chambers, Historic City Hall Building has been rescheduled to May 4, 2015. The public hearing will be held during the City Council meeting on May 4, 2015 at 7:00 p.m. in the Council Chambers, Historic City Hall Building. This hearing is to allow citizens of the City of Goldsboro the opportunity to discuss and express their concerns regarding housing and non-housing needs that exist in the City of Goldsboro community as they relate to the 2015-2020 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan. The City of Goldsboro places strong emphasis on utilizing citizen participation to develop its 2015-2020 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan, which will allow the citizens, community partners, and the City to create a unified comprehensive strategy for meeting the housing and/or non-housing needs of low and moderate-income persons and families within the City limits.

The 2015-2020 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan is strategic documents that will be used by the City to provide detailed information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income persons and families in the City of Goldsboro.

The anticipated amount of funding for fiscal year 2015-2016 is \$314,687 in CDBG and \$149,935 in HOME funds, respectively. The City of Goldsboro's draft of the 2015-2020 Five-Year Consolidated Plan, which contains the Annual Action Plan for FY15-16 was made available for public review and comment on March 20, 2015 and will be available for review through April 20, 2015. Copies can be found at public access sites such as the City of Goldsboro Planning Department, the Office of the City Clerk in the New City Hall Annex, 300 North Center Street, in the Community Development and Community Affairs Offices, City Hall, 214 North Center Street; at the Wayne County Public Library, 1001 East Ash Street; Goldsboro Housing Authority, 1729 Edgemont Street; and on the City's website at www.goldsboronc.gov.

If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least five (5) business days prior to the meeting by calling (919) 580-4318.

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3/26/2015 1:00



Goldsboro's Citizen Participation Efforts (Agenda)

<p style="text-align: center;">AGENDA REGULAR MEETING OF THE MAYOR AND CITY COUNCIL CITY OF GOLDSBORO COUNCIL CHAMBERS – CITY HALL – 214 N. CENTER STREET MAY 4, 2015</p> <p style="text-align: center;"><i>(Please turn off, or mute, all cell phones and pagers upon entering the Council Chambers)</i></p>	
I.	WORK SESSION–5:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST. a. Vehicle Replacement Discussion (Parks and Recreation)
II.	CALL TO ORDER – 6:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST. Invocation & Pledge to the Flag
III.	ROLL CALL
IV.	PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)
V.	PRESENTATIONS A. Small Business Week Proclamation B. Mental Health Month Proclamation
VI.	PUBLIC HEARINGS C. 2015-2020 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan Public Hearing (Community Development)
VII.	CONSENT AGENDA ITEMS D. Z-3-15 Stevenson Automotive Group – South side of West Tommy's Road between North William Street and Patetown Road (R-16 Residential to Office and Institutional-1 and Highway Business Conditional District for Auto Dealership) (Planning) E. CU-1-15 William M. Sieprawski – East side of US 117 South between Arrington Bridge Road and the Neuse River (Used Car Lot) (Planning) F. CU-2-15 Dee Ismail – South side of US Highway 70 West between Hargrove Street and the Little River (Planning) G. CU 3-15 Harry Lin – North side of Spence Avenue between East Ash Street and Cashwell Drive (Planning) H. Site and Landscape Plan – Dollar General (Planning) I. Site and Landscape Plan - Wayne Assisted Living Facility (Planning) J. Site Plan Modification – Laura Melvin (Florist Shop) (Planning) K. Site and Landscape Plan–Worrell Contracting Co., Inc. (Planning) L. Site Plan – Rose Brothers Furniture Company (Planning) M. Surplus Auction Sale – Goldsboro Country Club (Finance) N. Approval of Employee Health, Dental and Life Insurance Rates for FY 2015-16 (Finance)
VIII.	ITEMS REQUIRING INDIVIDUAL ACTION
IX.	CITY MANAGER'S REPORT
X.	CITY ATTORNEY'S REPORT AND RECOMMENDATIONS
XI.	MAYOR AND COUNCIL MEMBERS' REPORTS AND RECOMMENDATIONS O. Peace Officers Memorial Day Proclamation P. Cows and Ties Proclamation Q. Municipal Clerks Week Proclamation
XII.	CLOSED SESSION
XIII.	ADJOURN

Goldsboro's Citizen Participation Efforts (Agenda Item C)

CITY OF GOLDSBORO

AGENDA MEMORANDUM

May 4, 2015 COUNCIL MEETING

SUBJECT: 2015-2020 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan Public Hearing

To allow the citizens of the City of Goldsboro the opportunity to discuss and express their concerns regarding housing and non-housing needs that exist in the Goldsboro community as they relate to the 2015-2020 Consolidated Plan and the 2015-2016 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs.

BACKGROUND: Both the Five-Year Consolidated Plan and One-Year Annual Action Plan are strategic documents used by the City to provide detail information of proposed activities and/or projects that will maximize the benefit of CDBG and HOME funds to low-to-moderate income persons and families within the City's limits. On July 1, 2015, the City anticipates receiving from the U. S. Department of Housing and Urban Development (HUD) \$314,687 in CDBG funds and \$149,935 in HOME funds for fiscal year 2015-2016.

In order for the City of Goldsboro, as a Grantee, to receive its annual Entitlement Allocation of CDBG and HOME funds, the City must provide opportunities for citizen input as set forth in the Citizen Participation Plan. Comments received at this public hearing will be incorporated as part of the 2015-2020 Consolidated Plan and the 2015-2016 Annual Action Plan. In addition, the City must meet the following citizen participation requirements:

1. Furnish citizens with information concerning CDBG and HOME funds;
2. Hold at least two (2) public hearings and/or meetings to obtain views on housing and community development needs;
3. Publish a statement of Community Development objectives and projected use of funds and allow comment on same;

All meetings were held in the City of Goldsboro as follows:

January 7, 2015	6:00 p.m.	City Hall Annex
January 8, 2015	6:00 p.m.	City Hall Annex
January 13, 2015	6:00 p.m.	City Hall Annex

DISCUSSION: The primary objective of the Community Development Program is the development of viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low-to-moderate income.

A draft of the 2015-2020 Consolidated Plan and the 2015-2016 Annual Action Plan was made available for public viewing and comment from March 20, 2015 through April 20, 2015.

The draft sets forth the proposed use of the 2015-2016 CDBG and HOME allocation of funds for the following Community Development activities as follows:

<u>ACTIVITY</u>	<u>PROPOSED BUDGET</u>	
	<u>CDBG</u>	<u>HOME</u>
1. Rehabilitation of Substandard Housing	\$ 10,547	
2. Hazardous Material (Testing, Abatement, and Monitoring)	\$ 4,000	
3. Homebuyer Assistance		\$ 74,942
4. Public Facilities & Improvements	\$150,000	
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8. Economic Development	\$ 30,000	
9. Program Administration	<u>\$ 62,937</u>	<u>\$ 14,993</u>
TOTALS	\$314,687	\$149,935

The 2015-2020 Consolidated Plan and the 2015-2016 Annual Action Plan will include the application for federal assistance, CDBG Grantee Certifications, documentation of public participation process, and coordination efforts with local agencies, groups, and organizations. In addition, the 2015-2016 Annual Action Plan will include the proposed use of funds remaining from prior year's allocations, estimated program income, and estimated program match funds, as required by HUD.

Notices of Public Meetings and/or Public Hearings were advertised in the Goldsboro News Argus on Thursday, December 18, 2014; Sunday, January 4, 2015; Wednesday, March 4, 2015; and Sunday, April 5, 2015.

RECOMMENDATION: By motion:

1. Authorize the staff to incorporate any needs or comments expressed at the public hearing, public meeting and/or any received from the review of the draft into the City's CDBG and HOME grant application; and
2. Authorize the Mayor to sign the Certifications indicating that the CDBG and HOME application for funds complies with the provision of the Housing and Community Development Act of 1974, as amended, and with any other applicable laws; and
3. Authorize the staff to submit the necessary application forms for CDBG and HOME funds.

Date: 4-23-2015


Planning Director

Date: 4-30-15


City Manager

SSC

The City of Goldsboro did not receive any comments to incorporate into the final report of the 2015-2020 ConPlan and the 2015-2016 Annual Action Plan.

Grantee SF-424's and Certification(s)

APPLICATION FOR FEDERAL ASSISTANCE		OMB Approved No. 2076-0006		Version 7/03	
1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 05/11/2015		Applicant Identifier 56-6300228	
<input type="checkbox"/> Construction		3. DATE RECEIVED BY STATE		State Application Identifier	
<input checked="" type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier M-15-MC-37-0018	
5. APPLICANT INFORMATION					
Legal Name: CITY OF GOLDSBORO			Organizational Unit: Department: PLANNING AND COMMUNITY DEVELOPMENT		
Organizational DUNS: 09-156-4419			Division: COMMUNITY DEVELOPMENT		
Address: Street: 200 NORTH CENTER STREET			Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: MRS. First Name: SHYCOLE		
City: GOLDSBORO			Middle Name		
County: WAYNE			Last Name: SIMPSON-CARTER		
State: NC		Zip Code: 27530		Suffix:	
Country: UNITED STATES			Email: ssimpson@goldsbormc.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): [5][6]-2[0][0][0][2][2][8]			Phone Number (give area code) 919-580-4318		-ax Number (give area code) 919-580-4388
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify):			7. TYPE OF APPLICANT: (See back of form for Application Types) C. MUNICIPAL Other (specify):		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: [1][4]-[2][3][9] TITLE (Name of Program): Labor Management Cooperation Program			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: HOME INVESTMENT PARTNERSHIP (HOME) 14-239		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): CITIES			9. NAME OF FEDERAL AGENCY: US DEPT OF HOUSING AND URBAN DEVELOPMENT (HUD)		
13. PROPOSED PROJECT Start Date: 07/01/2015 Ending Date: 06/30/2016			14. CONGRESSIONAL DISTRICTS OF: a. Applicant FIRST b. Project FIRST		
15. ESTIMATED FUNDING: a. Federal HOME \$ 149,535 b. Applicant \$ c. State \$ d. Local \$ 0 e. Other \$ f. Program Income \$ 4,048 g. TOTAL \$ 153,983			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No					
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative Prefix MR. First Name ALFONZO "AL" Middle Name Last Name KING Suffix b. Title MAYOR c. Telephone Number (give area code) 919-580-4330 d. Signature of Authorized Representative <i>Alfonzo King</i> e. Date Signed 12 MAY 15					
Previous Edition Usable Authorized for Local Reproduction					



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Office
Office of Community Planning & Development
1500 Pinecroft Road, 401 Asheville Building
Greensboro, NC 27407-3838
(336) 851-2802
www.hud.gov * cspano1.hud.gov

March 24, 2015

Mr. Scott Stevens
City Manager
P O Drawer A
Greensboro NC 27533-9701

Dear Mr. Stevens:

We thank the city of Greensboro for its letter dated February 19 requesting a 100% HOME match reduction. HOME participating jurisdictions are required to make contributions to housing that qualifies as affordable housing under the HOME Program. Matching contributions generally must total no less than 25% of funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in any federal year.

We understand that Greensboro is located in one of the fiscal distress designated areas and is eligible to receive a 100% match reduction. HUD approves this request in accordance with 24 CFR 92.222 of the HOME regulations. The match reduction was declared February 2015, which is during FY '15. Greensboro can claim a match waiver for FY '15 and '16. This period represents October 1, 2014 - September 30, 2016.

Should there be any questions, please contact Sharlene Abbott at (336) 851-8056.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary A. Dimmick", is written over the typed name.

Gary A. Dimmick
Director
Office of Community Planning & Development

Enclosures

cc:
Shycole Simpson-Carter

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3075-0016

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 05/11/2015	Applicant Identifier 56-6000228
Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
5. APPLICANT INFORMATION Legal Name: CITY OF GOLDSBORO		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier B-15-MC-37-0019
Organizational DUNS: 09-156-4419		Organizational Unit: Department: PLANNING AND COMMUNITY DEVELOPMENT	
Address: Street: 200 NORTH CENTER STREET		Division: COMMUNITY DEVELOPMENT	
City: GOLDSBORO		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: MRS. First Name: SHYCOLE	
County: WAYNE		Middle Name	
State: NC		Last Name SIMPSON-CARTER	
Zip Code 27530		Suffix:	
Country: UNITED STATES		Email: ssimpson@goldsboronc.gov	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 516-2000228		Phone Number (give area code) 919-580-4318	
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types) C. MUNICIPAL	
Other (specify)		9. NAME OF FEDERAL AGENCY: US DEPT OF HOUSING AND URBAN DEVELOPMENT (HUD)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-218		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 14-218	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): CITIES		13. PROPOSED PROJECT Start Date: 07/01/2015 Ending Date: 06/30/2016	
15. ESTIMATED FUNDING:		14. CONGRESSIONAL DISTRICTS OF: a. Applicant FIRST b. Project FIRST	
a. Federal CDBG \$ 314,687		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
b. Applicant \$		a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
c. State \$		DATE:	
d. Local \$		b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
e. Other \$		<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
f. Program Income \$ 17,136		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
g. TOTAL \$ 331,825		<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative Prefix MR. First Name AL FONZO "AL" Middle Name			
Last Name KING Suffix			
b. Title MAYOR			
c. Telephone Number (give area code) 919-580-4330			
d. Signature of Authorized Representative			
e. Date Signed 12 MAY 15			

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Standard Form 424 (Rev. 9-2008)
Prescribed by OMB Circular A-102

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Title

12 MAY 15
Date

CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, July, 1, 2015 to June 30, 2016 (a periods specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

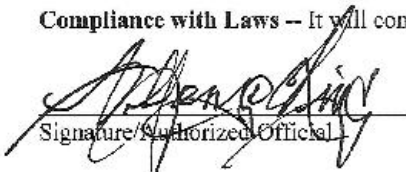
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

12 MAY 12
Date

Mayor
Title

OPTIONAL CERTIFICATION CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

12 MAY 15

Date

Mayor _____
Title

SPECIFIC HOME CERTIFICATIONS

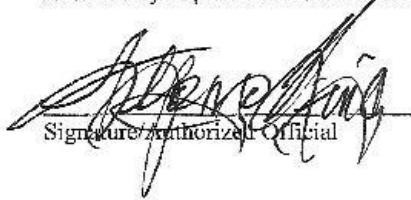
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official

12 MAY 15
Date

Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City Hall Annex
200 North Center Street
Goldsboro, Wayne County, North Carolina 27530

Historic City Hall Building
214 North Center Street
Goldsboro, Wayne County, North Carolina 27530

Check ☐ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

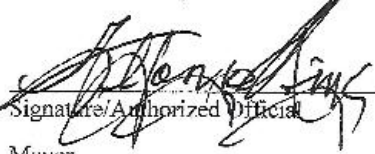
7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).



Signature/Authorized Official
Mayor
Title

12 MAY 15

Date

Appendix - Alternate/Local Data Sources