

**City of Goldsboro  
2016- 2017 Consolidated Annual  
Performance and Evaluation Report (CAPER)  
Synopsis**



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

**Reporting Period  
July 1, 2016 thru June 30, 2017**



**2016 - 2017 Consolidated Annual  
Performance and Evaluation Report (CAPER)  
Synopsis**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
AND  
HOME INVESTMENT PARTNERSHIP PROGRAM**



**CITY OF GOLDSBORO, NORTH CAROLINA**

**GOLDSBORO CITY COUNCIL**

**Mayor**

Chuck Allen, Mayor

**City Manager**

Scott A. Stevens

**District One**

Antonio Williams

**District Two**

Bill Broadaway

**District Three**

Mark A. Stevens

**District Four**

Bevan Foster

**District Five**

David Ham

**District Six**

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# **CITY OF GOLDSBORO**

## **CAPER FISCAL YEAR 2016-2017**

### **INTRODUCTION**

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

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

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

## I. EXECUTIVE SUMMARY

The City of Goldsboro (City) submitted its Annual Action Plan for fiscal year 2016-2017 on May 15, 2016 to the Department of Housing and Urban Development. In August 2016, HUD approved the City's Annual Action Plan and Goldsboro was awarded **\$312,836** in Community Development Block Grant (CDBG) and **\$159,629** in HOME Investment Partnership (HOME) funds to perform eligible housing and non-housing community development activities for low-to-moderated income citizens of this area.

The 2016-2017 Annual Action Plan described in detail the housing and non-housing needs of the area, market conditions based on the best data available at the time and set forth strategies that established priorities for meeting the needs identified. Additionally, the Plan outlined resources anticipated to be available to address priority areas of need and established an Annual Action Plan that identified the intended uses of resources. During the past year, 2016-2017, the City used federal entitlement funds to provide decent, safe, and affordable housing for low-to-moderate income citizens through housing rehabilitation and homeownership assistance programs, provided funds for public facilities and improvements, assisted with public services, and funded after school enrichment activities for the City's low-to-moderate income children. The City of Goldsboro completed many of its strategic community goals in program year 2016-2017. In areas, where goals were not fully completed the City has developed plans to address those areas to utilize in the upcoming fiscal year.

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

This 2016-2017 CAPER summarizes the City's achievements in meeting the objectives set forth in 2016-2017 Annual Action Plan. It covers the period July 1, 2016 through June 30, 2017.

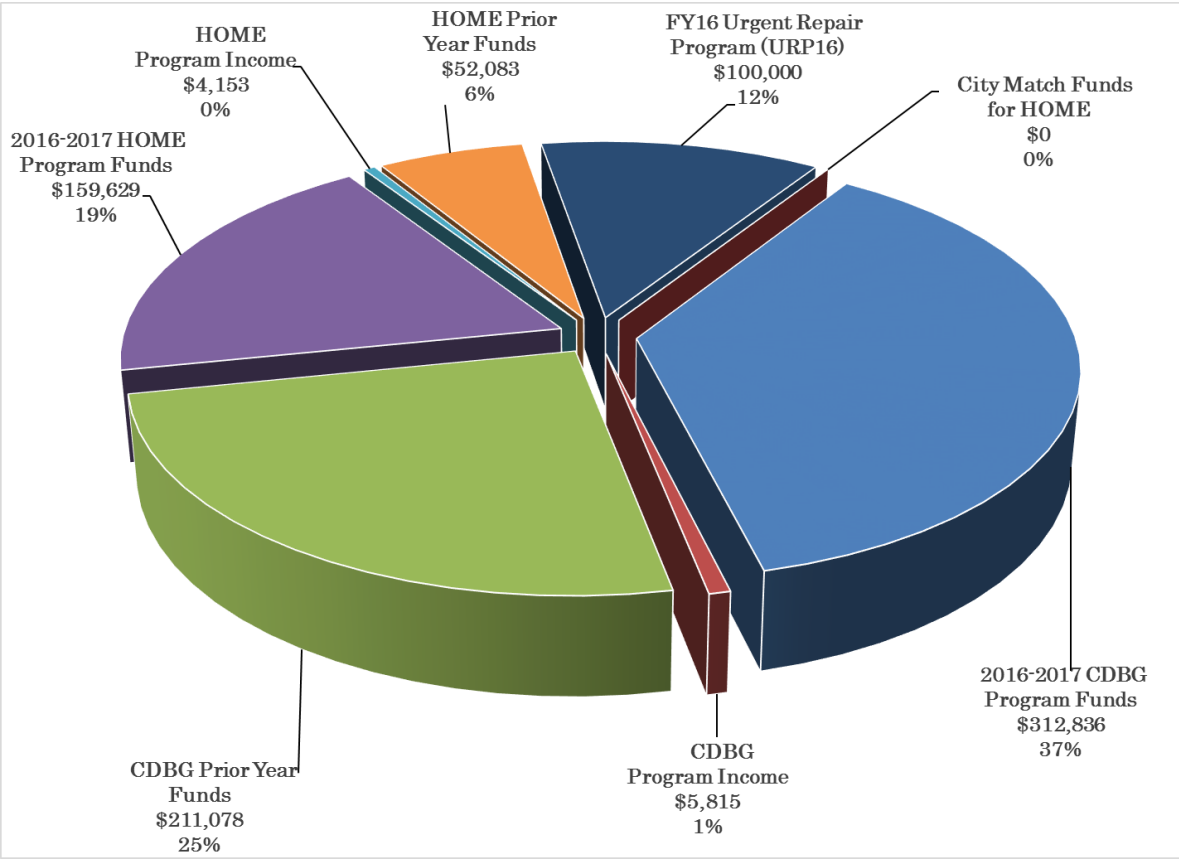
### Summary of Resources

In accordance with 24 CFR Part 21, 220 of Title 1 of the Housing and Community Development Act of 1974, as amended, the City of Goldsboro's one year Action Plan outlined the activities that were funded using CDBG and HOME funds as well as identify leveraged funds from other sources. The following funding was available to address the goals and objectives in the City of Goldsboro's Annual Action Plan FY 2016, which were implemented between July 1, 2016 and June 30, 2017.

In FY 2016-2017, the City received **\$312,836** in CDBG funds and **\$159,629** in HOME funds. In addition to FY16 allocations, the City had approximately **\$211,078** in prior year CDBG funds, **\$52,083** in prior year HOME funds, and **\$100,000** in Urgent Repair funds from NC Housing Finance Agency. The City was granted 100% HOME Match Reduction; therefore, the City was not required to provide local matching funds for FY16 HOME allocation. The City receipted program income of **\$5,815** in CDBG and **\$4,153** in HOME as a result of the repayment of housing rehabilitation loans invested to benefit low-to-moderated income families in previous years. The program income was disbursed according to the HUD guidelines with program income being disbursed before other funds are used for administrative costs and program activities.

Private financial institutions and lenders, within the area, continue to support the City’s affordable housing initiatives by making available advantageous mortgage programs that assist low-to-moderate income residents to become first-time homebuyers. Financial institutions and lenders that participated in the City’s Homebuyer Assistance Program for 2015-2016 included Habitat for Humanities of Goldsboro-Wayne County, and North Carolina Housing Finance Agency. These Lenders contributed funds toward **four (4)** mortgages for a first-time homebuyer in the amount of **\$351,833**.

FY16-17 Funding & Sources	CDBG	HOME	Other Funds	Total
2016-2017 CDBG Program Funds	\$312,836			
CDBG Program Income	\$5,815			
CDBG Prior Year Funds	\$211,078			
2016-2017 HOME Program Funds		\$159,629		
HOME Program Income		\$4,153		
HOME Prior Year Funds		\$52,083		
FY16 Urgent Repair Program Funds			\$100,000	
City Match Funds for HOME			\$0	
<b>TOTALS</b>	<b>\$529,729</b>	<b>\$215,865</b>	<b>\$100,000</b>	<b>\$845,594</b>



**Distribution of Funds**

All Community Development funds received by the City of Goldsboro were used on eligible housing and non-housing community development activities within the City limits of Goldsboro and primarily benefit the low-to-moderated income citizens of this area. Goldsboro's housing and non-housing programs are Citywide; however, we are concentrating our efforts on areas needing to receive a very high priority for revitalization and the rehabilitation of housing occupied by elderly and handicapped individuals.

The 2016 census data shows that **42%** of the population within the city limits has been identified as low-to-moderate-income residents (households earning 80% or less than of the Area Median Income of **\$52,600**. The City's Low/Mod benefit this reporting period was **100%**.

The Community Development Department was able to complete many of its strategic community goals in this reporting period. The City of Goldsboro did revise its Recapture Provisions for HOME-Assisted Homebuyer Activities to reflect the guidance provided in the CPD 12-003 Notice during the reporting period. The City will continue to monitor the market for participation opportunities, particularly in the areas of eliminating homelessness and poverty in the community and work with the Down East Coalition to Eliminate Homelessness Continuum of Care.

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

## II. FIVE-YEAR ASSESSMENT OF PROGRESS

Table 1A: Five-Year Objectives: Goldsboro Consolidated Plan 2015-2020

ACTIVITY	2015 Year 1		2016 Year 2		2017 Year 3		2018 Year 4		2019 Year 5		TOTALS	
	Goals	Actual	Goals	Actual	Goals	Actual	Goals	Actual	Goals	Actual	Goals	Actual
Housing Rehabilitation	2	1	2	4	2		2		2		10	5
Urgent Repair (URP16)	15	13	18	14	18		18		18		87	27
Hazardous Material (Testing and Monitoring)	15	0	10	0	4		4		4		37	0
Homebuyer Assistance	7	3	7	4	9		11		14		48	7
Public Facilities and Improvements	1	1	1	1	1		1		1		5	2
Public Services	6	6	6	6	2		2		2		18	12
Demolition, and Clearance	6	3	6	0	9		9		12		42	3
CHDO Activity	3	2	3	2	4		4		4		18	4
Economic Development	1	1	1	1	1		1		1		5	2
Westend NRSA	2	0	2	0	3		3		3		13	0
Transitional Housing	0	0	1	2	1		1		1		4	2
<b>Grand Totals</b>	<b>58</b>	<b>30</b>	<b>57</b>	<b>34</b>	<b>54</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>62</b>	<b>0</b>	<b>287</b>	<b>64</b>

### III. ASSESSMENT OF ANNUAL PROGRESS

Table 1B: One-Year Progress within Goldsboro 2015-2020 Consolidated Plan

ACTIVITY	2016 Year 2	Funds Expended	Percentage of Total Funds Expended
	Number of Activities/Projects		
Housing Rehabilitation	4	\$26,823	4%
Urgent Repair (URP16)	14	\$100,000	14%
Hazardous Material (Testing and Monitoring)	0	\$0	0%
Homebuyer Assistance	4	\$57,224	8%
Public Facilities and Improvements	1	\$293,150	42%
Public Services	6	\$46,486	7%
Demolition and Clearance	0	\$0	0%
CHDO Activity	2	\$55,000	8%
Economic Development	1	\$20,000	3%
Westend NRSA	0	\$0	0%
Transitional Housing	2	\$24,481	3%
CDBG & HOME Program Admin Cost		\$77,137	11%
<b>TOTALS</b>	<b>34</b>	<b><u>\$700,300.50</u></b>	<b><u>100%</u></b>



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
List of Activities By Program Year And Project  
GOLDSBORO,NC

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Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount	Balance
Homeowner Rehabilitation	651	REHAB SERVICE DELIVERY	Open	CDBG	\$26,822.67	\$26,737.59	\$85.08
<b>Project Total</b>					<b>\$26,822.67</b>	<b>\$26,737.59</b>	<b>\$85.08</b>
Homebuyer Assistance	652	211 Shaw Court	Open	HOME	\$10,900.00	\$10,900.00	\$0.00
<b>Project Total</b>					<b>\$10,900.00</b>	<b>\$10,900.00</b>	<b>\$0.00</b>
Public Services	641	Boys & Girls Club of Wayne County	Open	CDBG	\$10,000.00	\$10,000.00	\$0.00
	642	Consumer Credit Counseling Services (CCCS)	Open	CDBG	\$5,000.00	\$5,000.00	\$0.00
	643	Literacy Connections of Wayne County	Open	CDBG	\$5,000.00	\$5,000.00	\$0.00
	644	Rebuilding Broken Places, CDC	Open	CDBG	\$4,000.00	\$4,000.00	\$0.00
	645	Wayne Community College (WCC)	Open	CDBG	\$7,897.33	\$7,897.31	\$0.02
	646	Wayne Initiative for School Health (WISH)	Open	CDBG	\$14,589.00	\$14,589.00	\$0.00
<b>Project Total</b>					<b>\$46,486.33</b>	<b>\$46,486.31</b>	<b>\$0.02</b>
CHDO Activity	648	809 Weaver Drive	Open	HOME	\$74,041.55	\$71,875.00	\$2,166.55
	650	717 National Drive	Open	HOME	\$21,409.66	\$0.00	\$21,409.66
<b>Project Total</b>					<b>\$95,451.21</b>	<b>\$71,875.00</b>	<b>\$23,576.21</b>
Economic Development	640	ADLA, Inc.	Completed	CDBG	\$20,000.00	\$20,000.00	\$0.00
<b>Project Total</b>					<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>
CDBG & HOME Program Admin	638	CDBG Program Admin Cost	Open	CDBG	\$62,905.38	\$61,929.40	\$975.98
	639	HOME Program Admin Cost	Open	HOME	\$15,962.90	\$15,207.71	\$755.19
<b>Project Total</b>					<b>\$78,868.28</b>	<b>\$77,137.11</b>	<b>\$1,731.17</b>
Transitional Housing	647	Wayne Uplift Resource Association, Inc. (WURA)	Open	CDBG	\$19,481.01	\$19,481.01	\$0.00
	649	HGDC Community Crisis Center	Completed	CDBG	\$5,000.00	\$5,000.00	\$0.00
<b>Project Total</b>					<b>\$24,481.01</b>	<b>\$24,481.01</b>	<b>\$0.00</b>
				<b>CDBG</b>	<b>\$180,695.39</b>	<b>\$179,634.31</b>	<b>\$1,061.08</b>
				<b>HOME</b>	<b>\$122,314.11</b>	<b>\$97,982.71</b>	<b>\$24,331.40</b>
					<b>\$303,009.50</b>	<b>\$277,617.02</b>	<b>\$25,392.48</b>
				<b>CDBG</b>	<b>\$180,695.39</b>	<b>\$179,634.31</b>	<b>\$1,061.08</b>
				<b>HOME</b>	<b>\$122,314.11</b>	<b>\$97,982.71</b>	<b>\$24,331.40</b>
					<b>\$303,009.50</b>	<b>\$277,617.02</b>	<b>\$25,392.48</b>
Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount	Balance
Public Facilities	564	WA Foster Recreational Center - New Construction	Open	CDBG	\$813,489.98	\$813,489.98	\$0.00
<b>Project Total</b>					<b>\$813,489.98</b>	<b>\$813,489.98</b>	<b>\$0.00</b>

## **1. Citizen Comments and Participation**

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

Access and Publishing of Action Plan and CAPER -- The City of Goldsboro provided citizens with reasonable and timely access to the Annual Action Plan and CAPER related to the City's proposed and actual use of funds. This was done through public meetings scheduled by the City, which were advertised in the local newspaper Goldsboro News-Argus and the City's website [www.goldsboro.nc.gov](http://www.goldsboro.nc.gov). Meetings were held within the City limits in or near areas identified as slum and blighted and/or areas of predominantly low-to-moderate income persons. All meetings of the City were accessible to persons with disabilities. A summary of the City's 2016-2017 Action plan was published in the Goldsboro News Argus on March 1, 2016. The advertisement for the CAPER fifteen (15) day-review was published in the Goldsboro News Argus on August 25, 2017. Copies of the Plan were made available upon request in accordance with City policies regarding making copies.

Public Hearings -- The City of Goldsboro provides for a minimum of two public hearings and/or meetings per year to obtain citizens' views and to respond to proposals and questions at all stages of the compilation of the Action Plan. A public hearing will be held on Monday, September 18, 2017 at 7:00 pm during the regular meeting of the Mayor and City Council to allow citizens to review the CAPER.

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

Comments -- Availability of the CAPER was publicized in the Goldsboro News-Argus detailing where the Plan can be reviewed and posted on the City's website [www.goldsboronc.gov](http://www.goldsboronc.gov). Review of this report will be made available for comments from September 5, 2017 through September 19, 2017. **The City of Goldsboro has not received any comments to incorporate into the draft report of the 2016-2017 CAPER.** The CAPER was available at the City's Planning Department, the Office of the City Clerk in the City Hall Annex, 200 North Center Street, at the Community Relations 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](http://www.goldsboronc.gov).

## **2. Self-Evaluation of Annual Performance**

The City of Goldsboro was able to complete many of its strategic community goals and objectives planned for the 2016-2017 program year and for the 2015-2020 Consolidated Plan reporting period; all activities were consistent with the Consolidated Plan. The City will continue in its efforts to address the needs of low-to-moderate income citizens. The City will also continue to look for ways to improve its progress, seek additional resources, and work closely with agencies in the community who share the City's commitment to housing and rebuilding our communities.

Goldsboro's Consolidated Plan was developed with the objective of the Housing and Community Development Act clearly in mind and has been referred to regularly to ensure in compliance with the objectives of the Act. CDBG regulations require that a grantee disburses its funds on a timely basis and not have more than 1.5 times its current allocation in its line of credit 60 days prior to the end of its program year. The deadline for meeting the timeliness test for fiscal year 2016 was May 2, 2017. During this reporting period, the City met the timely expenditure test with a **0.88** ratio.

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

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

The City met the HOME commitment and drawdown deadlines for FY15, namely commitment of HOME entitlement funds within two years, reservation of at least 15% of HOME funds to CHDOs within two years, and drawdown of HOME entitlement funds within five years. The City continued reviewing its procedures related to grant reconciliation and implementing procedures to ensure effective monitoring for allocation of expenditures, as well as, developing and implementing strategies to improve the City's overall performance.

#### **IV. CDBG PROGRAM NARRATIVES**

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

The City of Goldsboro achieved most of its goals and objectives planned for the 2016-2017 program year; all activities were consistent with the Consolidated Plan. During this reporting period, the City of Goldsboro disbursed **\$472,869** in CDBG funds for the homeowner rehabilitation, public facilities and improvements, public services, hazard material testing/clearance, and transitional housing program, including program-operating costs (planning and administration). Program accomplishments have been summarized in Section III Assessment of Annual Progress. Grantee funds were used exclusively to meet national objectives.

##### **2. Changes in Program Objectives**

Although, the City's efforts are being focused on stretching limited funds to "do more with less." There was one change this program year from previous program years. The City used **\$24,481** of CDBG funds for Transitional Housing to fund Wayne Uplift Resource Association and HGDC Community Crisis Center, Inc. as a subrecipient to provide service to address homelessness and domestic violence needs.

### **3. Anti-displacement and Relocation**

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

#### **DISPLACEMENT AND RELOCATION STRATEGY AND REGULATIONS**

Section 104(d) of the Housing and Community Development Act, as amended, requires the City of Goldsboro to adopt; make public, and certify that it is following a Residential Ant-displacement and Relocation Assistance Plan. The definitions of a "displaced person" and regulations concerning relocation and displacement are contained in 24 CFR Sec. 570.606 and 49 CFR 24.

#### **PREVENTION AND MINIMIZATION OF DISPLACEMENT**

The City of Goldsboro will take all reasonable steps to prevent and minimize the displacement of families, individuals, businesses, non-profit organizations, and farms as a result of activities assisted under the Community Development Block Grant Program.

These steps will include:

- 1) Stage rehabilitation in order to allow tenants to remain during and after rehab, or
  - a. Stage the rehab so that empty buildings or units can be rehabbed first and then allow tenants to move into rehabbed units before rehab commences on occupied units.
- 2) Establish temporary relocation facilities in order to house families whose displacement will be of short duration so that they can move back to their neighborhood after rehab or construction.
- 3) Adopt policies, which help to ensure certain rights for tenants with condominium or cooperative conversions.
- 4) Inform residents of neighborhoods with proposed revitalization, through local media (that is targeted at the specific neighborhoods) that public programs exist to assist households facing displacement.
- 5) Give participants the opportunity to relocate to the project area upon completion of the project.
- 6) Provide relocation advisory service.

#### **ONE FOR ONE-REPLACEMENT UNITS**

The City of Goldsboro will replace all occupied and vacant occupiable low-to-moderate income dwelling units demolished or converted to a use other than as low-to-moderate income housing units

in connection with an activity assisted under the Community Development Block Grant program. All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation related to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City of Goldsboro will make public and submit to the HUD Field Office the following information, in writing:

## **RESIDENTIAL ANTIDISPLACEMENT & RELOCATION ASSISTANCE PLAN**

- 1) A description of the proposed assisted activity;
- 2) The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/mod income dwelling units as a direct result of the assisted activities;
- 3) A time schedule for the commencement and completion of the demolition or conversion;
- 4) The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
- 5) The source of funding and a time schedule for the provision of replacement dwelling units;
- 6) The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least ten (10) years from the date of initial occupancy.

The City of Goldsboro will provide relocation assistance, as described in 24 CFR 570.606, to each low-to-moderate income household displaced by demolition of housing or by the conversion of a low-to-moderate income dwelling to another use as a direct result of assisted activities

## **Code of Federal Regulations**

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Title 24 - Housing and Urban Development

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Volume: 3

Date: 2011-04-01

Original Date: 2010-04-01

Title: Section 570.606 - Displacement, relocation, acquisition, and replacement of housing.

Context: Title 24 - Housing and Urban Development. Subtitle B - Regulations Relating to Housing and Urban Development (Continued). CHAPTER V - OFFICE OF ASSISTANT SECRETARY FOR COMMUNITY PLANNING AND DEVELOPMENT, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SUBCHAPTER C - COMMUNITY FACILITIES. PART 570 - COMMUNITY DEVELOPMENT BLOCK GRANTS. Subpart K - Other Program Requirements.

### **570.606 Displacement, relocation, acquisition, and replacement of housing.**

(a) *General policy for minimizing displacement.* Consistent with the other goals and objectives of this part, grantees (or States or state recipients, as applicable) shall assure that they have taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of activities assisted under this part.

*(b) Relocation assistance for displaced persons at URA levels.* (1) A displaced person shall be provided with relocation assistance at the levels described in, and in accordance with the requirements of 49 CFR part 24, which contains the government-wide regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4601-4655).

(2) *Displaced person.* (i) For purposes of paragraph (b) of this section, the term "displaced person" means any person (family, individual, business, nonprofit organization, or farm) that moves from real property, or moves his or her personal property from real property, permanently and involuntarily, as a direct result of rehabilitation, demolition, or acquisition for an activity assisted under this part. A permanent, involuntary move for an assisted activity includes a permanent move from real property that is made:

(A) After notice by the grantee (or the state recipient, if applicable) to move permanently from the property, if the move occurs after the initial official submission to HUD (or the State, as applicable) for grant, loan, or loan guarantee funds under this part that are later provided or granted.

(B) After notice by the property owner to move permanently from the property, if the move occurs after the date of the submission of a request for financial assistance by the property owner (or person in control of the site) that is later approved for the requested activity.

(C) Before the date described in paragraph (b)(2)(i)(A) or (B) of this section, if either HUD or the grantee (or State, as applicable) determines that the displacement directly resulted from acquisition, rehabilitation, or demolition for the requested activity.

(D) After the "initiation of negotiations" if the person is the tenant-occupant of a dwelling unit and anyone of the following three situations occurs:

(1) The tenant has not been provided with a reasonable opportunity to lease and occupy a suitable decent, safe, and sanitary dwelling in the same building/complex upon the completion of the project, including a monthly rent that does not exceed the greater of the tenant's monthly rent and estimated average utility costs before the initiation of negotiations or 30 percent of the household's average monthly gross income; or

(2) The tenant is required to relocate temporarily for the activity but the tenant is not offered payment for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporary location and any increased housing costs, or other conditions of the temporary relocation are not reasonable; and the tenant does not return to the building/complex; or

(3) The tenant is required to move to another unit in the building/complex, but is not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move.

(ii) Notwithstanding the provisions of paragraph (b)(2)(i) of this section, the term "displaced person" does not include:

(A) A person who is evicted for cause based upon serious or repeated violations of material terms of the lease or occupancy agreement. To exclude a person on this basis, the grantee (or State or state recipient, as applicable) must determine that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance under this section;

(B) A person who moves into the property after the date of the notice described in paragraph (b)(2)(i)(A) or (B) of this section, but who received a written notice of the expected displacement before occupancy.

(C) A person who is not displaced as *described* in 49 CFR 24.2(g)(2).

(D) A person who the grantee (or State, as applicable) determines is not displaced as a direct result of the acquisition, rehabilitation, or demolition for an assisted activity. To exclude a person on this basis, HUC must concur in that determination.

(iii) A grantee (or State or state *recipient*, as applicable) may, at any time, request HUD to determine whether a person is a displaced person under this section.

(3) *Initiation of negotiations.* For purposes of determining the type of replacement housing assistance to be provided under paragraph (b) of this section, if the displacement is the direct result of privately undertaken rehabilitation, demolition, or acquisition of real property, the term "initiation of negotiations" means the execution of the grant or loan agreement between the grantee (or State or state recipient, as applicable) and the person owning or controlling the real property.

(c) *Residential antidisplacement and relocation assistance plan.* The grantee shall comply with the requirements of 24 CFR part 42, subpart B.

(d) *Optional relocation assistance.* Under section 105( a)(11) of the Act, the grantee may provide (or the State may permit the state recipient to provide, as applicable) relocation payments and other relocation assistance to persons displaced by activities that are not subject to paragraph (b) or (c) of this section. The grantee may also provide (or the State may also permit the state recipient to provide, as applicable) relocation assistance to persons receiving assistance under paragraphs (b) or (c) of this section at levels in excess of those required by these paragraphs. Unless such assistance is provided under State or local law, the grantee (or state recipient, as applicable) shall provide such assistance only upon the basis of a written determination that the assistance is appropriate (see, e.g., 24 CFR 570.201 (i), as applicable). The grantee (or state recipient, as applicable) must adopt a written policy available to the public that describes the relocation assistance that the grantee (or state recipient, as applicable) has elected to provide and that provides for equal relocation assistance within each class of displaced persons.

(e) *Acquisition of real property.* The acquisition of real property for an assisted activity is subject to 49 CFR part 24, subpart B.

(f) *Appeals.* If a person disagrees with the determination of the grantee (or the state recipient, as applicable) concerning the person's eligibility for, or the amount of, a relocation payment under this

section, the person may file a written appeal of that determination with the grantee (or state recipient, as applicable). The appeal procedures to be followed are described in 49 CFR 24.10. In addition, a low- or moderate-income household that has been displaced from a dwelling may file a written request for review of the grantee's decision to the HUD Field Office. For purposes of the State CDBG program, a low- or moderate-income household may file a written request for review of the state recipient's decision with the State.

(g) *Responsibility of grantee or State.* (1) The grantee (or State, if applicable) is responsible for ensuring compliance with the requirements of this section, notwithstanding any third party's contractual obligation to the grantee to comply with the provisions of this section. For purposes of the State COBG program, the State shall require state recipients to certify that they will comply with the requirements of this section.

(2) The cost of assistance required under this section may be paid from local public funds, funds provided under this part, or funds available from other sources.

(3) The grantee (or State and state recipient, as applicable) must maintain records in sufficient detail to demonstrate compliance with the provisions of this section.

(Approved by the Office of Management and Budget under OMB control number 2506-0102) [61 FR 11477, Mar. 20, 1996, as amended at 61 FR 51760, Oct. 3, 1996]

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#### **4. Program Income**

The City received **\$5,815** in CDBG program income in the Integrated Disbursement and Information System (IDIS). All of the program income was expended as required by the established guidelines. CDBG and HOME program incomes are budgeted for eligible program activities and drawn on a first-in, first-out basis.

#### **5. Loans and other receivables**

CDBG and HOME: Total number of Loans outstanding and principal balance owed as of the end of this reporting period, July 1, 2016 through June 30, 2017. Of the number of loans listed below, there is one loan currently in default. The Community Development staff has been working with customers who have fallen behind in the monthly payments due to the economic down turn.

<b>LOAN TYPE</b>	<b>No. of Loans</b>	<b>Loan Balance</b>
Homeowner Rehab - Deferred	33	\$433,479
Homeowner Rehab - 0%	0	\$0
Homeowner Rehab - 2%	8	\$172,645
Rental Rehab Loan - 2%	0	\$0
Homebuyer Assistance - Deferred	48	\$554,430
<b>Outstanding Loan Amount</b>	<b>89</b>	<b>\$1,160,554</b>

#### **6. Neighborhood Revitalization Strategies**

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

## NEIGHBORHOOD REVITALIZATION STRATEGY AREA

A neighborhood revitalization strategy includes the economic empowerment of low- and moderate-income persons allows cities greater flexibility in the use of CDBG funds in the revitalization area(s). These incentives are as follows:

- (1) **Job Creation/Retention as Low/Mod Area Benefit:** Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24CFR 570.208(a)(1)(vii) and(d)(5)(i));
- (2) **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low- and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d) (5) (ii));
- (3) **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements(24CFR 570.209(b)(2)(v)(L) and (M)); and,
- (4) **Public Service Cap Expenditure:** Public services carried out pursuant to the strategy by a Community-Based Development Organization will be exempt from the public service cap (24 CFR 570.204(b )(2)(ii).

In developing a neighborhood revitalization strategy, localities should consider that HUD will approve the strategy for this purpose only if it meets the following criteria:

- (1) **Boundaries:** The grantee has identified the neighborhood's boundaries for which the strategy applies. All areas within those boundaries must be contiguous;
- (2) **Demographic Criteria:** The designated area must be primarily residential and contain a percentage of low-and moderate- income residents that is equal to the "upper quartile percentage" (as computed by HUD pursuant to (24 CFR 570.208(a)(1)(ii) or 70percent, whichever is less, but not less than 51 percent);
- (3) **Consultation:** The strategy must be developed in consultation with the area's stakeholders, including residents, owners/operators of businesses and financial institutions, non-profit organizations, and community groups that are in or serve the neighborhood;
- (4) **Assessment:** The strategy must include an assessment of the economic situation in the area and an examination of economic development improvement opportunities and the problems likely to be encountered;

- (5) **Economic Empowerment:** There must be a realistic development strategy and implementation plan to promote the area's economic progress focusing on activities to create meaningful jobs for the unemployed and low-and moderate-income residents of the area (including jobs created by HUD-assisted efforts) as well as activities to promote the substantial revitalization of the neighborhood; and
- (6) **Performance Measurement:** The strategy must identify the results (e.g. physical improvements, social initiatives, and economic empowerment) expected to be achieved, expressing them in terms that are readily measurable. This will be in the form of "benchmarks."

Since the grantee's HUD CPD Field Office representative will review the neighborhood strategy submission, the grantee should consult with its HUD representative to discuss what existing documents and information the grantee will be relying on for its submission and what information HUD will need to make this approval. Approval of the jurisdiction's Consolidated Plan does not imply approval of a neighborhood revitalization strategy proposal HUD approval of any such strategy will be issued separately.

## **V. HOME PROGRAM NARRATIVE**

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

During this reporting period, the City of Goldsboro disbursed **\$97,982** in HOME funds for eligible activities under the HOME Program. HOME funds were expended for the homeowner rehabilitation, CHDO activity and operating, direct-subsidy assistance for homebuyer assistance, and rental affordable housing development, including program-operating costs (planning and administration). Program accomplishments have been summarized in Section III Assessment of Annual Progress. Grantee funds were used exclusively to meet national objectives.

### **2. HOME Match Report**

For fiscal year 2016-2017 HOME funds, the City received a HOME Match Reduction of a 100% due to fiscal distress; therefore, the City was not required to provide local matching funds for FY16 HOME program. These activities included homeowner rehabilitation, CHDO activity and operating, direct-subsidy assistance for homebuyer assistance, and rental affordable housing development, including program-operating costs (planning and administration).

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

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

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

## **MWBE PROGRAM POLICY AND PROCEDURES**

### Statement of Policy

It is the policy of the City of Goldsboro to provide minorities and women equal opportunity to participate in the programs and services offered by the City.

Further, it is the City of Goldsboro's policy to prohibit discrimination against any person or business in pursuit of these opportunities on the basis of race, color, sex, religion, familial status, handicap, or national origin.

### Procedures

The City of Goldsboro Planning and Community Development Department will actively seek and identify qualified minority and women business enterprises and offer them the opportunity to participate in all program and services. An outreach program will be coordinated with the City of Goldsboro Community Affairs Offices and several additional outreach methods will be implemented including:

Direct Solicitations  
Contractor Workshops  
Newspaper Advertisements  
Radio Advertisement

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

Pursuant to loan agreements between the City and borrowers, property assisted with HOME, CDBG and/or local funds must be maintained in compliance with Section 8 Housing Quality Standards (HQS) and the Minimum Housing Code of the City. The Community Development and Inspection Department inspect a sample of units of property in the loan portfolio annually. Goldsboro Development Corporation currently has **sixteen (16)** houses in the rental program. During this reporting period, **six (6)** houses were inspected. All required repairs were completed as of the end of this reporting period. The Highlands of Goldsboro currently has **three (3)** designated HOME-Assisted units in the rental program. During this reporting period, **three (3)** apartments were inspected. There were no required repairs identified this reporting period.

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

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

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

The City of Goldsboro's Community Development and Community Affair Department assessed the effectiveness of the City's Affirmative Marketing plan as program year 2016-2017 and determined that the City's current Affirmative Marketing Plan is effectively meeting the goals and objectives. It was also determined that the Affirmative Marketing plan did not waste the City's time and efforts devoting energy to trying to persuade individuals who simply do not want to move and are highly unlikely to be convinced otherwise. Instead, the City's plan targeted and informed members of underrepresented race, color, religion, familial status, handicap, sex or national origin who would be interested in moving, but who simply lack information regarding available units or would be much more likely to move if provided with mobility assistance. These individuals are most likely to be ready and able to make a move work and to have the resources necessary for a successful transition.

## **6. Program Income**

The City receipted **\$4,153** in HOME program income in the Integrated Disbursement and Information System (IDIS). All of the program income was expended as required by the established guidelines. HOME program incomes are budgeted for eligible program activities and drawn on a first-in, first-out basis. No HOME program income was utilized towards planning and administrative costs.