



U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
 Greensboro Office
 Office of Community Planning & Development
 1500 Pinemcroe Road, 401, Asheville Building
 Greensboro, NC 27407-3838
 (336) 547-4000, ext. 2802
www.hud.gov ♦ espanol.hud.gov
 May 4, 2023

Tim Salmon, City Manager
 City of Goldsboro
 P.O. Drawer A
 Goldsboro, NC 27533-9701

Dear Mr. Salmon:

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021. On September 13, 2021, the Department published CPD Notice 21-10, titled: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program* (the Notice), which you are encouraged to review to assist in developing your program. As the participating jurisdiction (PJ), you are responsible for ensuring that all grant funds are used in accordance with all program requirements.

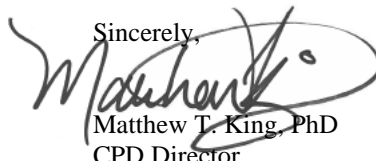
In accordance with the Notice, and the HOME ARP Grant Agreement, a PJ, as of the Federal Award Date, may use up to five percent of its total award for administrative and planning costs before HUD accepts its HOME-ARP Allocation Plan. Your HOME-ARP Allocation Plan has been accepted by HUD and the remaining award will be made available.

HOME-ARP Funds (5% for administration and planning)	\$45,395.65
<u>HOME-ARP Remaining Funds (95% of allocation)</u>	<u>\$862,517.35</u>
Total HOME-ARP Award	\$907,913.00

As a reminder, the PJ must adhere to the referral methods detailed in the HOME-ARP notice (Section IV.C.) for all assisted projects which are: the coordinated entry (CE) system established by the Continuum of Care serving its geographic area; a combination of coordinated entry with other referral methods, or a project activity waiting list. If the PJ elects to utilize the CE system, the CE system must be revised to accept the qualifying populations eligible for activities or projects it intends to fund, in accordance with the preferences and prioritization, if any, described in its HOME-ARP allocation plan.

If you have not yet submitted a copy of your signed HOME-ARP Grant Agreement to this office, please do so immediately. In response to COVID-19, HUD authorizes you to electronically execute the grant agreement with your electronic signature. Execute two (2) copies with electronic signatures and, return one (1) of the agreements to this office to the attention of Matthew T. King, CPD Director at matthew.t.king@hud.gov. Maintain a copy of the agreement with your original signature on site in your program files.

HUD congratulates the City of Goldsboro, NC on its grant award, and we look forward to assisting you in accomplishing your program's goals. If you have any questions or need further information of assistance, please contact Sonya V. Green, CPD Representative at (336) 547-8167 or Sonya.V.Green@hud.gov

Sincerely,


Matthew T. King, PhD
 CPD Director
 Office of Community Planning and Development

cc: Felecia Williams, Community Relations & Development Director



City of Goldsboro

HOME-ARP Allocation Plan

Final Plan Draft

Prepared by City of Goldsboro
Community Relations & Development Department



Introduction

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of \$907,913 to the City of Goldsboro for a new grant called the Home Investment Partnerships Grant - American Relief Plan (HOME-ARP). The purpose of the HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, development of rental housing, administration and planning, and nonprofit operating and capacity building assistance. The HOME-ARP funds must assist those in "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

In accordance with HUD requirements, the City has prepared the following Allocation Plan that describes the process of consulting with local agencies, analyzes the needs of populations who are unhoused or experiencing housing insecurity, and proposes a spending plan for HOME-ARP.

Consultation

Summarize the consultation process:

Several community consultations were held in preparation of this Allocation Plan. Local organizations were invited to attend working group sessions to discuss needs surrounding the homeless populations. The organizations consulted are identified in the table below. During the consultations, the HOME-ARP eligibility and allocation plan process was described. Organizations were asked to share what gaps or needs exist within Goldsboro, as well as their opinion of groups in greatest need of housing assistance.

Five working group sessions were held as following:

Date	Time
Session 1: July 13, 2022	3:00 pm-4:00 pm
Session 2: July 15, 2022	3:00 pm-4:00 pm
Session 3: July 19, 2022	3:00 pm-4:00 pm
Session 4: July 20, 2022	3:00 pm-4:00 pm
Session 5: July 22, 2022	3:00 pm-4:00 pm

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
NC Balance of State Continuum of Care (CoC) – Neuse Regional Committee: Region 10	CoC	HOME-ARP Presentation provided on Dec. 8, 2021’s Region 10 meeting.	Member agencies invited to participate in working group consultations.
Greene Lamp	Homeless Service provider; TBRA; <u>CoC member agency</u> *Currently runs the “Back at Home Program” which involves finding housing for homeless, domestic violence victims and veterans	Virtual Working Group Meeting	Housing is scarce, affordable housing is especially hard to find. Hard to find vacant housing – the housing authority is booked up; hotels can only be used for so long before those funds run out. There is a small window of time to find housing for individuals before they are lost as clients
4 Day Movement	Homeless Service provider <u>CoC member agency</u> * Helps homeless individuals by sheltering and feeding those experiencing homelessness, victims of domestic violence, and veterans.	Virtual Working Group Meeting	Emphasized the need for critical housing for non-congregate shelters as well as supportive services throughout the 6–9-month span of time that occupants typically stay in shelters.
Volunteers of America	Veterans Supportive Service provider <u>CoC member agency</u> * Currently runs programs in which VOA will pay security deposits, utility deposits, etc. for veterans.	Virtual Working Group Meeting	Believes Goldsboro’s largest problem is a lack of affordable housing. They have noticed that there are not enough houses that low-income individuals and families can afford.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Mirakal's Love for Lives (MLFL, Inc.)	Homeless Service provider <u>CoC member agency</u> * MLFL is giving individuals a safe place to stay while going through training, medical treatment, etc.	Virtual Working Group Meeting	Believes that a very large gap exists as it pertains to non-congregate shelter in Goldsboro.
Nu Hope Village	Homeless/Veterans Service provider <u>CoC member agency</u> * Currently supplies 12 units but is planning for an additional 2 tiny houses as a demonstration project.	Virtual Working Group Meeting	Looking to provide more long-term housing
Habitat for Humanity	Home Ownership *Works primarily with tenants looking to transition affordable rental to affordable homes.	Virtual Working Group Meeting	The organization noted that availability of rental units is extremely scarce.
WAGES (Wayne Action Group for Economic Solvency)	Homeless Supportive Service provider *Offers programs that include a self-sufficiency program, a foster grandparent program, meals on wheels, general homeless services, nutrition programs, and rental assistance.	Virtual Working Group Meeting	Emphasized the frequency of eviction that they've seen, the number of families without employment, and the scarcity of affordable housing.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Wayne Uplift Resources Association Inc.	Domestic Violence Service Provider * Provides Shelter services (domestic violence, sexual assault, and rape crisis), 24/7 Hotlines, Court and victim advocacy, Human Trafficking Support Groups, 24/7 Sexual Assault Accompaniment, Domestic Violence Intervention Program	Email	# 1 Priority - Affordable Rental Housing #2 Priority- Tenant -Based Rental Assistance #3 Priority- Non -congregate shelters #4 Priority- Support Services
Warm Body Warm Soul	Homeless Supportive Service provider * Provides pre-packaged meals for the homeless, clothes for interviews, and laundry service	Virtual Working Group Meeting	Has received lots of phone calls and visits from individuals who need help with rent, but the organization does not have the funds to help.
Laundry Love Goldsboro	Homeless Supportive Service Provider * Provide free, clean clothes to anyone that needs them. The team organizes twice a month effort to clean all dirty clothes at tent cities.	Virtual Working Group Meeting	The organization has completed more than 10,000 loads of laundry to date.
Goldsboro Fire Department	General Services *City Department	Virtual Working Group Meeting	There is a need for more supportive services.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Tommy's Foundation	<p>Homeless Supportive Service Provider</p> <p>* Organization serves homeless that struggle with addiction and mental health issues and provides meals by partnering with churches and football teams to cook for an average of 50 people per meal.</p>	Virtual Working Group Meeting	For most homeless individuals, there is no shelter of any kind following the local Salvation Army's men shelter being shut down.
United Way of Wayne County	<p>Public Agency</p> <p>*Help with education, financial stability, health, and wellness, and meeting other basic needs of people in the community.</p>	Virtual Working Group Meeting	A renewed focus is needed on housing to get individuals out of survival mode. Noted that the organization has trouble finding individuals housing. They have frequently run into situations where renters do not want to rent to the homeless. Also mentioned the need for affordable houses and short-term shelters.
Eastpointe (LME-Local Management Entity)	<p>Public Agency Region Lead 10 CoC</p> <p>*In partnership with local agencies, serve those with substance abuse, mental health, and intellectual and developmental disabilities. Grantee for ESG (Emergency Solutions Grant) housing program.</p>	Virtual Working Group Meeting	Looking to strengthen and grow the current Region 10 Continuum of Care (CoC).

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Housing Authority of the City of Goldsboro (HACG)	Public Housing Authority (PHA)	Email Feb. 15, 2023	<p>Need for permanent affordable rental units to house HCV (Housing Choice Voucher formerly known as Section 8) recipients. HACG's (Housing Authority of the City of Goldsboro) HCV waitlist is long with low turnover due to increasing rents and low inventory.</p> <p>Permanent and Supportive Veteran housing (VASH- Veteran Assistant Supportive Housing) that is connected to the HCV program.</p> <p>Creating a robust program to full Implement the McKinney-Vento Homeless Assistance Act to house homeless children that need to be in school.</p> <p>The authority can use additional funds to purchase property for future development and acquisition of existing units.</p> <p>Permanent and supportive housing for Domestic Violence victims.</p> <p>Homebuyers down payment assistance grants of \$15,000 - \$20,000.</p> <p>Security and Utility deposits for affordable housing participants - TBRA</p>
Eastern Carolina Regional Housing Authority	Public Housing Authority (PHA)	Site Visit Feb. 15, 2023	<p>1-bedroom Senior housing is needed. There are not enough senior communities in the area.</p> <p>Affordable 2-bedroom housing units are needed for families</p>

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Legal Aid of NC	Fair Housing Agency	Email Feb. 24, 2023	<p>Fund organizations who assist the homeless populations such as Rapid Rehousing, Permanent Supportive Housing, Food, etc. (short-term solution)</p> <p>Support the development of emergency shelters (short-term solution)</p> <p>Provide rental assistance (short-term solution)</p> <p>Partner with healthcare providers to provide mobile wellness clinic or other health services including cleanliness stations. (short-term solution)</p> <p>Coordinate efforts between public and private community partners to address needs (long-term solution)</p> <p>Create/Financially support the creation of staff to conduct outreach and facilitate efforts with partners (long-term solution)</p> <p>Support development of affordable rental housing and other housing types such as multi-family and tiny homes (long-term solution)</p> <p>Collaborate with Housing Authority of the City of Goldsboro to incentivize landlords to accept Housing Choice Vouchers (Section 8) (long-term solution)</p>
Goldsboro Police Department	General Services	Email Feb. 16, 2023	Assisted with PIT Count for the city. Provided data included below

House of Fordham	Homeless Supportive Service Provider	Email	N/A
Salvation Army	Homeless Supportive Service Provider	Email	N/A
The Community Soup Kitchen	Supportive Services	Email	N/A

N/A = unresponsive organizations. They were contacted via phone and email three (3) times.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice:*** November 4, 2022 (Goldsboro News-Argus), November 7, 2022 (City Website), November 8, 2022 (City Facebook), and November 23, 2022 (City Facebook)
- ***Public comment period:*** start date – November 21, 2022- end date – December 5, 2022
- ***Date(s) of public hearing:*** November 21, 2022 (during the regular meeting of Goldsboro City Council)

Describe any efforts to broaden public participation:

Public participation is a critical component to community planning efforts. As such, the City of Goldsboro provided both an in-person and virtual option for residents to submit feedback on the Allocation Plan. This enabled those with and without internet and with and without flexible schedules to provide their input. The details of the public participation were posted on the City website, Facebook page, and posted in the local paper to reach as many community members as possible. An online survey was also offered as part of the public participation process. This offered community members an opportunity to provide input into the Allocation Plan if they could not attend the Public Hearing. The survey was open for 15 days, beginning on the day of the Public Hearing, extending to December 5, 2022. The virtual feedback form included potential allocation plans and then offered 7 multiple choice questions, along with two open-ended questions, where respondents had the opportunity to share any other thoughts not already captured.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

Comments received at the November 21, 2022 Public Hearing:

Respondent	Details
Manager at the Hampton Inn	-It is apparent that a Non-Congregate Shelter is needed in Goldsboro. Many homeless people often interrupt their business to get coffee, water, or even try to stay in the hotel rooms.
CEO On Behalf of Housing Authority of the City of Goldsboro	-Regularly partners with WAGES (Early Head Start Program) -Would like to support the organization that receives the funds
4 Day Movement Representative	-Identified a 62-unit facility in Goldsboro that can house homeless -This will require wrap-around services (drug addiction services, medical services, mental health, etc.) -Funding can go towards facility, and then grants will pay for other costs -If they can get enough funds for 20% down on the facility, they can finance the remainder. They also have a list of potential donors.
United Way of Wayne County Representative	-Vouching for 4 Day Movement. Describes them as dependable and good at providing the wrap-around services needed in Goldsboro.
Musician, History of Working with Homeless, Representing a Group of Individuals who Struggle with Mental Health	-Goldsboro needs coordinated, collective efforts -Wants to bring together a Goldsboro Homeless Advisory Board to plan forward
Nu Hope Representative	-Want to build their Community Center: tiny homes that allow homeless to stay there for 60 days so they can get on their feet -Currently working mostly with homeless veterans
MLFL Representative	-When working with homeless it's important to understand what the person you are trying to help wants -Plans to partner with WAGES -Restoration of Hope Village will be built in phases and the funds will go towards ongoing costs and facilities
Community Member	-Echoed largely the same sentiments of what was shared by Nu Hope

Online Survey Results

Thirty responses were received: 59% of which came from individuals who did not attend the Public Hearing. 40% of the respondents were people experiencing or have experienced homelessness. 17% of the respondents were local city or county officials. The remaining 33% were community members, some of which were part of local CoCs.

The survey asked all respondents to rank the eligible activities from highest priority to lowest. 75% of the respondents identified Non-Congregate Shelter as the highest area of need in Goldsboro.

The survey showcased three options for an Allocation Plan. 68% of the respondents chose the Allocation Plan that utilized 59% of the funds on Non-Congregate Shelters and the remainder on mostly Supportive Services and TBRA.

Summarize any comments or recommendations not accepted and state the reasons why:
All feedback was accepted and taken into consideration.

Needs Assessment and Gaps Analysis

Table 1: Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	11	3	6	0	0								
Transitional Housing	0	0	0	0	0								
Permanent Supportive Housing	0	0	0	0	0								
Other Permanent Housing	8	3	34	0	0								
Sheltered Homeless						3	6	0	17				
Unsheltered Homeless						0	31	0	0				
Current Gap										0	0	31	31

Data Sources: 1. 2022 Point in Time Count (PIT); 2. 2022 NC-503 NC Balance of State CoC Housing Inventory Count (HIC); 3. Goldsboro Police Department Homeless Foot Patrol Count (city limits of Goldsboro)



Table 1 Narrative

According to the NC-503 Balance of State CoC Housing Inventory Count, there are currently only 3 units providing 11 beds specifically designated for victims of domestic violence who have children. Additionally, there are only 6 beds for individual adults specifically designated for victims of domestic violence, all offered by a local agency. The data further informs that a State of NC Agency (NC Commission of Indian Affairs) has ‘Other Permanent Housing’ available by way of what is presumed to be 34 housing vouchers for individual adults, 3 units with 8 beds for families with children, all of which are specifically designated for NC American Indians.

Regarding the ‘Homeless Population’ count in Table 1, the ‘Sheltered Homeless’ are identified as 17 victims of domestic violence who are currently being served by the 11 available family beds and 6 individual beds by the local domestic violence agency.

The 2022 Point in Time Count indicates that there are a total of 14 homeless individuals in Wayne County, with 12 residing in emergency shelters and 2 unsheltered. It is important to note that the Point in Time Count is conducted annually on a single night during the last ten days in January and may not be inclusive of the true number of homeless individuals in Goldsboro, Wayne County. Additionally, the Goldsboro Police Department provided data reflective of unsheltered homeless individuals within the city limits of Goldsboro at a total of 29. The Goldsboro Police Department routinely conducts a real-time foot patrol count of unsheltered homeless that are in the city limits of Goldsboro and recently concluded the following: 18 individuals confirmed as living in a local ‘tent city,’ 5 additional unsheltered individuals live in wooded areas near local establishments, and 6 individuals reside in their vehicles in local parking lots.

In conclusion, with a total of 31 unsheltered homeless individuals in Goldsboro and there only being 2 organizations providing shelter, designated to specific groups, the data shows the apparent gap in available shelter beds for homeless individuals and an urgent need for a Non-Congregate shelter in Goldsboro.

Table 2: Housing Needs Inventory and Gap Analysis

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	9,050		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	2,260		
Rental Units Affordable to HH at 50% AMI (Other Populations)	4,000		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		1,245	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,325	
Current Gaps (Number of Households at or below 50% AMI minus number of units available to Households at 50% AMI and below (4,000))			650

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Size and Demographic composition of qualifying populations within Goldsboro

According to the 2022 Point in Time data in Table 1, there are 12 sheltered individuals in Goldsboro/Wayne County.

Homeless


Of the total 31 homeless individuals, all 31 are unsheltered. 18 individuals are confirmed to be living in the tent city community with an additional 5 living in other wooded areas throughout the community, according to data from the Goldsboro Police Department. 6 individuals were reported as living in their cars in local parking lots. Lastly, 2 individuals identified in the Point In Time count are unsheltered and counted in this qualifying population. Unfortunately, a lack of coordinated services makes it difficult to identify an accurate estimate of the number of households in this qualifying population. Thus, there is no demographic information available.

At-risk of homelessness

Information obtained from the American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS), as identified in Table 2 above, indicates that there are 1,245 renter households earning 0-30% of the area median income that are at risk of homelessness. Additional demographic data is not available for this qualifying population.

Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

A third population in Table 1 is those Fleeing or Attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. Data represents this population at a total of 17. It is important to recall that this population is currently served by a local domestic violence agency. Although the Homeless Needs and Gaps Analysis at Table 1 identifies 17



households as meeting this qualifying population, this in no way identifies the total number of households identified in the community. Unfortunately, a lack of coordinated services makes it difficult to identify an accurate estimate of the number of households in this qualifying population. Thus, there is no demographic information available.

Other Populations


Information obtained from the American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS), as identified in Table 2 above, indicates that there are 1,325 renter households earning 30-50% of the area median income that are at risk of homelessness. Additional demographic data is not available for this qualifying population.

Describe the unmet housing and service needs of qualifying populations:

- ***Homeless*** – Goldsboro/Wayne County’s sheltered homeless are in dire need of more permanent housing solutions in the area. With the ever-present lack of affordable housing for low-moderate-income individuals nationwide, HOME-ARP Supportive Services dollars can assist the sheltered with gaining the needed resources required to establish permanent housing. The Region 10 Balance of State Continuum of Care provides a Coordinated Entry process that can assist sheltered individuals with assessing their housing needs. The CoC also provides Emergency Solutions Grants (ESG), a program focused solely on permanent housing solutions.

It is apparent that the unsheltered face a distinct set of challenges that require an immediate solution. With Goldsboro’s limited shelter resources for the 31 unsheltered, the need for an emergency shelter is dire. Goldsboro is no stranger to emerging ‘Tent Cities’ and is currently struggling to assist the identified 18 unsheltered individuals confirmed to be living in Goldsboro’s own tent city. The Goldsboro Police Department continues to make strides to link these individuals to the few local resources that are available. The department recently cleaned out the illegal site; however, many residents returned shortly after and currently remain there. A Non-Congregate Shelter is desperately needed.

- ***At risk of homelessness-*** As there is currently no local coordinated entry established in Goldsboro, this qualifying population could benefit from such supportive services. Goldsboro currently has a need for coordination of services and could benefit from a local coordinated system in which households/individuals of this qualifying population can be referred to the appropriate housing resources.

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- ***Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking-***
Overall, there is a great need for affordable housing that can help prevent homelessness for this population. Additionally, Goldsboro could benefit from additional resources such as rental assistance and more rental housing vouchers to assist other families requiring services, per consultations from local agencies. Lastly and again, Goldsboro currently has a need for coordination of services and could benefit from a local coordinated system in which households/individuals of this qualifying population can be referred to the appropriate housing resources.
 - ***Other Populations –***
Again, Goldsboro currently has a need for coordination of services and could benefit from a local coordinated system in which households/individuals of this qualifying population can be identified and referred to the appropriate housing resources.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

Currently, Goldsboro has 1 local shelter, provided by a church, that charges a small weekly fee for occupancy. Goldsboro does not have any non-congregate shelter units. Another local men's shelter, operated by The Salvation Army, has been closed for the past three years. Efforts to assist the new leaders of the organization to reopen the shelter with other available HUD dollars have been unsuccessful. Goldsboro has local agencies who provide food, clothing, laundry needs, link to mental health and substance abuse resources, etc., to the unsheltered. Goldsboro currently has a limited supply of TBRA provided by 2 local Public Housing Authorities, Housing Authority of the City of Goldsboro, and Eastern Regional Housing Authority. Both entities were consulted and expressed the need for additional permanent supportive rental housing resources.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

A gap in the current shelter inventory is apparent. Goldsboro has 1 local shelter, provided by a church, that charges a small weekly fee for occupancy. Goldsboro does not have any non-congregate shelter units. Another local shelter, serving men only and operated by The Salvation Army, has been closed for the past three years. Efforts to assist the new leaders of the organization to reopen the shelter with other available HUD dollars have been unsuccessful. As data shows, there is an unmet need for the city's 31 unhoused.

Regarding the housing inventory, data gathered from the *Snapshot of Housing in North Carolina* provided by the North Carolina Housing Finance Agency shows that, of the total number of households (48,343), 18,311 of residents are renters and 30,032 of residents are homeowners in Wayne County.

Total Housing Units	54,291
Vacancy Rate	11%
% Built 1979 or earlier	45%
% Mobile Homes	24%

Data supports the fact that Wayne County’s housing inventory is aging and can therefore, support that there is a gap in the current housing inventory. According to the housing inventory snapshot above, 45% of housing units in the county were built in 1979 or earlier.

Unit Type	Number of Units
Single family detached homes	8,218
Single family attached homes	956
2-unit homes and duplexes	1,753
Units in small apartment buildings	4,366
Units in large apartment buildings	562
Mobile or manufactured housing	580
Other types	0
Total Units (estimated)	16,435


Private Sector Housing Stock by Type: city of Goldsboro (ACS 2015-2019)

The table above is reflective of housing within the city limits of Goldsboro and shows an estimated 16,435 housing units within the city.

According to Goldsboro’s recent *Analysis of Impediments to Fair Housing Choice*, completed May 2021, recommendations were made to preserve the city’s current affordable housing stock and increase new affordable housing. The document also references that the lack of affordable housing Goldsboro is facing is partly due to “high costs, availability of land, and diverse sites in low poverty high-opportunity areas.” Additionally, according to the *Analysis of Impediments to Fair Housing Choice*, available housing within the city is also aging with “about 6.6% of houses built before 1940, 38.0% between 1940 and 1969, 40.7% between 1970 and 1999, and 14.7% built 2000 or later.”

While the lack of affordable housing has been identified, the City has determined that it will continue to use its CDBG and HOME entitlement funds to fund projects that will address this need. The City’s HOME-ARP funding will be used to fill the gap in shelter resources by funding a non-congregate shelter for all qualifying populations. In addition, the City will use HOME-ARP funds to fund supportive services to support coordinated entry activities in the community. This will allow the City to improve on identifying and coordinating services and resources available to serve all qualifying populations. These efforts will ultimately improve access to housing for all qualifying populations.

There is a not a designated Coordinated Entry location in Goldsboro, evidence of a gap in Goldsboro’s service delivery system. Although the Region 10 Balance of State Continuum of Care provides a Coordinated Entry process, the Coordinated Entry Lead is in Wilson, NC. This could be identified as a service delivery gap. City staff has recently reached out to the Region 10 CoC Lead and discussed the possibility of establishing a Coordinated Entry location in



Goldsboro. City staff have also recently joined the Region’s Coordinated Entry team and will begin attending their weekly meetings this month.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The City of Goldsboro will not further identify “other populations.”

Identify priority needs for qualifying populations:

- ***Homeless –***
Priority needs for these qualifying populations remain consistent. There is an immediate need for a non-congregate shelter for Goldsboro’s 31 identified unsheltered individuals experiencing homelessness. Additionally, as a result of an online survey, respondents were asked to rank the eligible activities from highest priority to lowest. 75% of the respondents identified Non-Congregate Shelter as the highest area of need in Goldsboro.
- ***At risk of homelessness-***
This population was not identified.
- ***Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking-***
Overall, there is a great need for affordable housing that can help prevent homelessness for this population. Additionally, Goldsboro could benefit from additional resources such as rental assistance and more rental housing vouchers to assist other families requiring services, per consultations from local agencies.
- ***Other Populations –***
This population was not identified.

Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of need and gaps described in this plan were determined through a robust community engagement process. Survey results showed that 75% of the respondents identified the Non-Congregate Shelter as the highest area of need in Goldsboro. The level of need was also determined by consultations with local provider agencies. Of the 19 agencies consulted, 9 expressed the need for more affordable housing and 5 expressed the need for a non-congregate shelter.

Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data was analyzed to determine cost burden households where the natural housing market is not producing housing affordable to their incomes. Additionally, data from the North Carolina Housing Finance Agency and Goldsboro’s recent *Analysis of Impediments to Fair Housing Choice* provided evidence that more housing is needed. These conclusions were further

supported through community consultations with agency providers and community members who identified the need for additional affordable housing.

The Point in Time Count and Housing Inventory Count reports were used to compare system capacity with household need. Additionally, the City collected data from the Goldsboro Police Department and was able to identify a substantial number of unsheltered individuals within the city who are in desperate need of shelter and supportive services.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City of Goldsboro will not administer eligible activities directly but rather seek qualified community entities to carry out the eligible activities. All funding awards will follow 2 CFR 200 procurement guidelines. The City will issue either Request for Proposals (RFP) or Request for Qualifications (RFQ) to select partner agencies.

At the close of the procurement process, all submittals will be reviewed for completeness, eligibility, and their ability to deliver the specified activity to the priority populations listed in this plan. Proposals will be objectively scored by a qualified scoring committee. Grant awards will be approved by the Goldsboro City Council.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The City will not allocate funds to a subrecipient or contractor to administer its entire HOME-ARP grant.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 308,690		
Acquisition and Development of Non-Congregate Shelters	\$463,036		
Tenant Based Rental Assistance (TBRA)	\$		
Development of Affordable Rental Housing	\$		
Non-Profit Operating	\$	0 %	5%
Non-Profit Capacity Building	\$	0 %	5%
Administration and Planning	\$ 136,187	15%	15%

Total HOME ARP Allocation	\$ 907,913		
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Additional narrative: After assessing local needs and gaps, the Goldsboro City Council voted to split the remaining funds, (minus the 15% for Administration & Planning), allocating 60% to Non-Congregate Shelter and 40% to Supportive Services.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Through various sources of data collection and consultations, the characteristics of the data show a lack in the overall housing stock in the area, affordable housing options, little to no shelter options for the homeless, and limited-service delivery systems that lack necessary resources.

With 31 unsheltered homeless individuals in Goldsboro, one (1) shelter designated for victims of domestic violence, one (1) additional shelter that charges a weekly fee, and no other shelter options, Goldsboro is in dire need of a non-congregate shelter. Additionally, with the pressing need for affordable housing, which would aid in preventing homelessness, supportive services could also serve as an essential provision to assist with those transitioning from the shelter with more permanent and affordable housing solutions.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City of Goldsboro will not produce or support rental housing units with its HOME-ARP allocation.


Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The City of Goldsboro has not set a specific affordable rental housing production goal to address priority needs with HOME-ARP funding.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The City of Goldsboro does not intend to give preference to one or more qualifying population or a subpopulation. The City intends to require a first-come, first-serve structure through the



systematic Coordinated Entry Process, working with the Region 10 Balance of State Continuum of Care to provide an established access point.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Not applicable

HOME-ARP Refinancing Guidelines

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.

The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing being rehabilitated.

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

Not applicable

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

Not applicable

Specify the required compliance period, whether it is a minimum 15 years or longer.

Not applicable

State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Not applicable




Other requirements in the PJ's guidelines, if applicable:

Not applicable

Citizen Participation

Citizen participation for the HOME-ARP planning process has been outlined throughout the plan. Evidence of notifications and outreach efforts are below:



**NOTICE OF
PUBLIC HEARING WITH
VIRTUAL FEEDBACK
OPTION
HOME-ARP
ALLOCATION PLAN
NOVEMBER 21, 2022 -
7:00PM**

The City of Goldsboro is in the process of preparing its HOME-ARP Allocation Plan to allocate \$907K in federal funding to eligible activities surrounding housing and homelessness.

Eligible activities under the HOME-ARP program include;

- Supportive Services
- Non-Congregate Shelter
- Tenant-Based Rental Assistance (TBRA)
- Affordable Rental Housing

Qualifying populations include;

- Persons experiencing homelessness
- Those at risk of homelessness
- Those fleeing or attempting to flee violence or human trafficking
- Veterans and other persons at greatest risk of housing instability

The public hearing will provide an opportunity to view and provide comments on the proposed Goldsboro HOME-ARP Allocation Plan. The hearing will take place at **7:00PM on Monday, November 21st, 2022 in the Council Chambers** on the second floor of City Hall:





**214 N Center Street
Goldsboro, NC 27530**

There will be a virtual feedback form released on November 21st and open through December 5th for those unable to attend the in-person public hearing.

Goldsboro News-Argus Publication – November 4, 2022

The city of Goldsboro is home of Seymour Johnson Air Force Base and the best barbecue in Eastern North Carolina. Goldsboro is a destination with rich history and heritage which captivates visitors and residents alike.

Helpful Links

-  [New to Goldsboro](#)
-  [FAQ's](#)
-  [Who to Contact](#)
-  [Citizen Request Form](#)

NOTICE OF PUBLIC HEARING WITH VIRTUAL FEEDBACK OPTION

HOME-ARP ALLOCATION PLAN

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214 N Center Street

Goldsboro, NC 27530

There will be a virtual feedback form released on November 21 and open through December 5 for those unable to attend the in-person public hearing.

Public Hearing Notice on City Website: Posted November 7, 2022

City Government of Goldsboro, NC
November 8, 2022 · 🌐

The City of Goldsboro is in the process of preparing its HOME-ARP Allocation Plan to allocate \$907K in federal funding to eligible activities surrounding housing and homelessness. A public hearing will be held at 7 p.m. Monday, Nov. 21 in Council Chambers at City Hall.

The public hearing will provide an opportunity to view and provide comments on the proposed Goldsboro HOME-ARP Allocation Plan. Information regarding the plan is available online.

There will be a virtual fee... [See more](#)

GOLDSBORONC.GOV
Notice of Public Hearing — HOME-ARP Allocation Plan
NOTICE OF PUBLIC HEARING WITH VIRTUAL FEEDBACK OPTION HOME-ARP ALLOCATION PLAN NOVEMBER 21, 2022 - 7:00PM The City of Goldsboro is in the process of preparing its HOME-ARP Allocation Plan to allocate \$907...

8 shares

👍 Like 💬 Comment ➦ Share 👤

Public Hearing Notice on City Facebook: Posted November 8, 2022

City Government of Goldsboro, NC
November 23, 2022 · 🌐

The City of Goldsboro is in the process of preparing its HOME-ARP Allocation Plan which will allocate \$907K in federal funding to eligible activities surrounding housing and homelessness. Visit the link to share your feedback regarding the allocation of these funds. This feedback form closes Dec. 5, 2022.

FORMS.OFFICE.COM
Fill | Goldsboro HOME-ARP Allocation Plan Public Feedback Form
The City of Goldsboro is in the process of preparing its HOME-ARP Allocation Plan which will allocate \$907K in federal funding to eligible activities surrounding housing and homelessness. Eligible activities under...

Terri Haskell Bradley and 3 others 1 share

👍 Like 💬 Comment ➦ Share 👤

Public Notice of 15-day Public Feedback (via survey) on City Facebook: Posted November 23, 2022