

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



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

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



## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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.

### 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. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal                     | Category  | Source / Amount | Indicator               | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--------------------------|---|-----------------|-------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| CHDO Activity            | Affordable Housing Homeless                       | HOME: \$        | Homeowner Housing Added | Household Housing Unit | 3                         | 4                       | 133.33%          | 3                       | 2                     | 66.67%           |
| Demolition and Clearance | Affordable Housing Elimination of Slum and Blight | CDBG: \$        | Buildings Demolished    | Buildings              | 6                         | 3                       | 50.00%           | 6                       | 0                     | 0.00%            |

|  |                                   |                     |   |                        |      |      |         |      |   |       |
|--|-----------------------------------|---------------------|---|------------------------|------|------|---------|------|---|-------|
| Economic Development                       | Non-Housing Community Development | CDBG: \$            | Facade treatment/business building rehabilitation   | Business               | 0    | 0    |         | 0    | 0 |       |
| Economic Development                       | Non-Housing Community Development | CDBG: \$            | Jobs created/retained   | Jobs                   | 4    | 4    | 100.00% | 4    | 0 | 0.00% |
| Economic Development                       | Non-Housing Community Development | CDBG: \$            | Businesses assisted   | Businesses Assisted    | 0    | 2    |         | 0    | 1 |       |
| Economic Development                       | Non-Housing Community Development | CDBG: \$            | Other   | Other                  | 1500 | 1500 | 100.00% | 1500 | 0 | 0.00% |
| Hazardous Material (Testing and Abatement) | Affordable Housing                | CDBG: \$            | Other   | Other                  | 15   | 0    | 0.00%   | 10   | 0 | 0.00% |
| Homebuyer Assistance                       | Affordable Housing Homeless       | HOME: \$            | Homeowner Housing Added   | Household Housing Unit | 0    | 2    |         |      |   |       |
| Homebuyer Assistance                       | Affordable Housing Homeless       | HOME: \$            | Direct Financial Assistance to Homebuyers   | Households Assisted    | 7    | 4    | 57.14%  | 7    | 0 | 0.00% |
| Homeowner Rehabilitation                   | Affordable Housing                | CDBG: \$            | Homeowner Housing Rehabilitated   | Household Housing Unit | 2    | 14   | 700.00% | 2    | 0 | 0.00% |
| Program Administration                     | 21-A General Program Admin        | CDBG: \$ / HOME: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 1536 | 1370 | 89.19%  |      |   |       |

|                        |                            |                     |  |                        |      |      |         |  |  |  |
|------------------------|----------------------------|---------------------|--|------------------------|------|------|---------|--|--|--|
| Program Administration | 21-A General Program Admin | CDBG: \$ / HOME: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 2219 | 4256 | 191.80% |  |  |  |
| Program Administration | 21-A General Program Admin | CDBG: \$ / HOME: \$ | Public service activities for Low/Moderate Income Housing Benefit        | Households Assisted    | 15   | 0    | 0.00%   |  |  |  |
| Program Administration | 21-A General Program Admin | CDBG: \$ / HOME: \$ | Homeowner Housing Added  | Household Housing Unit | 3    | 2    | 66.67%  |  |  |  |
| Program Administration | 21-A General Program Admin | CDBG: \$ / HOME: \$ | Homeowner Housing Rehabilitated  | Household Housing Unit | 17   | 14   | 82.35%  |  |  |  |
| Program Administration | 21-A General Program Admin | CDBG: \$ / HOME: \$ | Direct Financial Assistance to Homebuyers                                | Households Assisted    | 7    | 4    | 57.14%  |  |  |  |
| Program Administration | 21-A General Program Admin | CDBG: \$ / HOME: \$ | Jobs created/retained  | Jobs                   | 4    | 4    | 100.00% |  |  |  |
| Program Administration | 21-A General Program Admin | CDBG: \$ / HOME: \$ | Buildings Demolished   | Buildings              | 6    | 3    | 50.00%  |  |  |  |
| Program Administration | 21-A General Program Admin | CDBG: \$ / HOME: \$ | Other  | Other                  | 15   | 0    | 0.00%   |  |  |  |

|                                  |                                   |   |   |                        |      |      |         |      |      |         |
|----------------------------------|-----------------------------------|---|---|------------------------|------|------|---------|------|------|---------|
| Public Facilities & Improvements | Non-Housing Community Development | CDBG: \$  | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 1536 | 1370 | 89.19%  | 1536 | 0    | 0.00%   |
| Public Services                  | Non-Housing Community Development | CDBG: \$  | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted       | 2219 | 7901 | 356.06% | 2229 | 3645 | 163.53% |
| Public Services                  | Non-Housing Community Development | CDBG: \$  | Public service activities for Low/Moderate Income Housing Benefit                           | Households Assisted    | 15   | 0    | 0.00%   | 15   | 0    | 0.00%   |
| Urgent Repair (URP)              | Affordable Housing                | Urgent Repair (URP15): \$ / Urgent Repair: \$100000 | Homeowner Housing Rehabilitated   | Household Housing Unit | 15   | 13   | 86.67%  | 18   | 0    | 0.00%   |

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

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.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

|   | CDBG       | HOME     |
|---|------------|----------|
| White                                     | 75         | 0        |
| Black or African American                 | 202        | 0        |
| Asian                                     | 34         | 0        |
| American Indian or American Native        | 0          | 0        |
| Native Hawaiian or Other Pacific Islander | 0          | 0        |
| <b>Total</b>                              | <b>311</b> | <b>0</b> |
| Hispanic                                  | 0          | 0        |
| Not Hispanic                              | 311        | 0        |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

In a effort to development viable urban communities, provide decent affordable housing, suitable living environment, and expanding economic opportunities to low-to-moderate income (LMI) households the City's CDBG and HOME funds was directed to assist LMI residents citywide. This strategy enable the City to geographically disburse CDBG and HOME funds to census tracts and block groups, where the low-to-moderate income (LMI) households is 51% or more of the Area Median Income (AMI) and is minority concentrated.

However, eligible persons from all racial, ethnic, and gender groups are given the opportunity to apply and receive funding if their households' earnings meet eligibility criteria for the City's CDBG and HOME- funded projects. African-Americans are the predominant minority within Goldsboro. It should be noted that a high concentration of minority households are located south of Ash Street and west of Seymour Johnson Air Force Base; the northwest portion of the City bordered by Ash Street, Highway 117, and US Highway 70 Bypass; and Census Tracts 14, 15, 18, and 20. Majority of the City's 18,386 African-American citizens (at least 70% - 89%) resides within these Census Tracts. High concentrations of the City's 2,206 Latino and Hispanic citizens reside in Census Tract 5 (10% - 15%) and Census Tract 6.02 (15% - 35%).

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | 505,008                  |                                     |
| HOME            | public - federal | 214,907                  |                                     |
| Other           | public - state   | 100,000                  |                                     |

Table 3 - Resources Made Available

### Narrative

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.

### Identify the geographic distribution and location of investments

| Target Area                    | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description         |
|--------------------------------|----------------------------------|---------------------------------|-------------------------------|
| Goldsboro Scattered Site Areas | 70                               | 100                             | Local Target Area (City-wide) |
| Proposed Westend NRSA          | 30                               |                                 |                               |

Table 4 – Identify the geographic distribution and location of investments

### Narrative

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%.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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 2016-2017 included Habitat for Humanities of Goldsboro-Wayne County, and North Carolina Housing Finance Agency. These Lenders contributed funds toward **two (2)** mortgages for a first-time homebuyer in the amount of **\$351,833**.

This combined effort and collaboration increased the scope of our housing activity and provided housing solutions that would not have been possible without the partnerships. The City was granted 100% HOME Match Reduction; therefore, the City was not required to provide local matching funds for FY16 HOME allocation.

| Fiscal Year Summary – HOME Match   |   |
|--|---|
| 1. Excess match from prior Federal fiscal year                                 | 0 |
| 2. Match contributed during current Federal fiscal year                        | 0 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 0 |
| 4. Match liability for current Federal fiscal year                             | 0 |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 0 |

Table 5 – Fiscal Year Summary - HOME Match Report

| Match Contribution for the Federal Fiscal Year |                      |                            |                               |                              |                         |   |                |             |
|--|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|-------------|
| Project No. or Other ID                        | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
|  |                      |                            |                               |                              |                         |   |                |             |

Table 6 – Match Contribution for the Federal Fiscal Year

## HOME MBE/WBE report

| Program Income – Enter the program amounts for the reporting period |   |   |                                |  |
|---|---|---|--------------------------------|--|
| Balance on hand at begin-ning of reporting period<br>\$             | Amount received during reporting period<br>\$ | Total amount expended during reporting period<br>\$ | Amount expended for TBRA<br>\$ | Balance on hand at end of reporting period<br>\$ |
| 0   | 0   | 0   | 0                              | 0  |

Table 7 – Program Income



| Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|  | Total | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|  |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Contracts  |       |                                   |                           |                    |          |                    |
| Dollar Amount  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Sub-Contracts  |       |                                   |                           |                    |          |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
|  | Total | Women Business Enterprises        | Male                      |                    |          |                    |
| Contracts  |       |                                   |                           |                    |          |                    |
| Dollar Amount  | 0     | 0                                 | 0                         |                    |          |                    |
| Number   | 0     | 0                                 | 0                         |                    |          |                    |
| Sub-Contracts  |       |                                   |                           |                    |          |                    |
| Number   | 0     | 0                                 | 0                         |                    |          |                    |
| Dollar Amount  | 0     | 0                                 | 0                         |                    |          |                    |

**Table 8 - Minority Business and Women Business Enterprises**

| <b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted |              |  |                                  |                           |                 |                           |
|--|--------------|--|----------------------------------|---------------------------|-----------------|---------------------------|
|  | <b>Total</b> | <b>Minority Property Owners</b>          |                                  |                           |                 | <b>White Non-Hispanic</b> |
|  |              | <b>Alaskan Native or American Indian</b> | <b>Asian or Pacific Islander</b> | <b>Black Non-Hispanic</b> | <b>Hispanic</b> |                           |
| Number   | 0            | 0  | 0                                | 0                         | 0               | 0                         |
| Dollar Amount  | 0            | 0  | 0                                | 0                         | 0               | 0                         |

**Table 9 – Minority Owners of Rental Property**

| <b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition |   |   |
|--|---|---|
| Parcels Acquired   | 0 | 0 |
| Businesses Displaced   | 0 | 0 |

| Nonprofit Organizations Displaced               |       | 0                                 | 0                         |                    |          |                    |
|---|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Households Temporarily Relocated, not Displaced |       | 0                                 | 0                         |                    |          |                    |
| Households Displaced                            | Total | Minority Property Enterprises     |                           |                    |          | White Non-Hispanic |
|   |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Cost  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|  | One-Year Goal | Actual   |
|--|---------------|----------|
| Number of Homeless households to be provided affordable housing units      | 5             | 0        |
| Number of Non-Homeless households to be provided affordable housing units  | 5             | 4        |
| Number of Special-Needs households to be provided affordable housing units | 5             | 0        |
| <b>Total</b>   | <b>15</b>     | <b>4</b> |

Table 11 – Number of Households

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of households supported through Rental Assistance             | 0             | 0         |
| Number of households supported through The Production of New Units   | 3             | 2         |
| Number of households supported through Rehab of Existing Units       | 17            | 14        |
| Number of households supported through Acquisition of Existing Units | 0             | 0         |
| <b>Total</b>   | <b>20</b>     | <b>16</b> |

Table 12 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

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.

### Discuss how these outcomes will impact future annual action plans.

The lack of adequate housing dollars continues to impact future action plans in the form of a reduction in the number of clients that can be assisted. Consistent reductions in funding from year to year continue to be a challenge due to this lack of availability of funds and the increased demand/competitiveness of grant applications. However, the City of Goldsboro have been successful in working with 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 in some cases. This has been an good source for leverage additional funding to support the local program needs. Although, the City has seen that underwriting requirements for some lenders are posing a issue for LMI residents seeking mortgage loans. The City will continue to focus funding sources primarily to support the Homebuyer Assistance Program (HBA), the Urgent Repair Program, and public services provided by community based organization and/or nonprofits. Additional funding as needed will be sought from other available sources.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| <b>Number of Households Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income               | 19                 | 0                  |
| Low-income                         | 4                  | 0                  |
| Moderate-income                    | 1                  | 0                  |
| <b>Total</b>                       | <b>24</b>          | <b>0</b>           |

**Table 13 – Number of Households Served**

#### **Narrative Information**

N/A

#### **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Eastpointe LME is the lead agency for the Continuum of Care, the Down East Coalition to Eliminate Homelessness, and services the Goldsboro/Wayne county area as well as Lenoir, Sampson, and Duplin counties. Since 2010, the City has been an active member of the Continuum of Care Task Force, a coalition of homeless service providers, shelters, and Faith-based organizations to develop a meaningful Continuum of Care plan to reduce homelessness. Each year, since 2007 the Coalition has applied and utilized Shelter Plus Care (SPC) rental assistance program, a tenant-based rental assistance program for homeless individuals and families with disabilities, HIV/AIDS, and substance abuse problems. 2016 Point in Time Count was conducted on January 2017 and revealed that there are 35 homeless persons in Wayne County unsheltered. However, the Coalition believes that number is much higher. Due to limited volunteers this year, the Coalition was unable to obtain an accurate Point in Time Count.

In FY 2016-2017, the City of Goldsboro funded **\$24,481** to Wayne Uplift Resource Association, Inc. and Community Crisis Center as a subrecipients to assist households who were in need of transitional housing as result of fleeing a domestic violence situation or homelessness. The transitional housing funds allowed individuals to receive housing assistance including rental and/or utility assistance, security deposits, furnishing, and other incidentals related to relocating to a safe residence.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

Again, in FY 2016-2017, the City of Goldsboro funded **\$24,481** to Wayne Uplift Resource Association, Inc. and Community Crisis Center as subrecipients to assist households who were in need of transitional housing as result of fleeing a domestic violence situation or homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Salvation Army, a Coalition member, was awarded in this reporting period **\$10,000** of Emergency Solution Grant for street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and homeless management information systems.

The City of Goldsboro has several homeless shelters and these shelters provide primary information and data on the City's homeless population. In addition to maintaining ongoing records of homeless data, the shelters also participate in the "point in time" surveys. Persons with HIV/AIDS in Goldsboro are referred to the Wayne County Health Department for follow up. The Wayne County Health Department refers HIV/AIDS clients to private medical providers in Wayne County or to the infectious disease clinic at the East Carolina School of Medicine. Currently in Wayne County, Community Links Inc. provides HIV case management that includes education counseling, emergency housing and medication assistance. The Wayne County Health Department's HIV/AIDS task force works in partnership with the NC HIV/STD Prevention and Care Branch and the East Carolina HIV/AIDS Partnership (ECHAP) to ensure that assistance to community based organizations and those affected and infected are aware of available training, education, testing, and financial assistance to prevent the spread of HIV/AIDS. There are currently no designated units for persons with HIV/AIDS in Goldsboro.

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

Numerous community-based agencies provide ongoing services to homeless persons and families and those nearing homelessness. These include the Wayne Uplift Resources Association, Churches in Action, the Last Resort Mission, United Church Ministries, Wayne Action Group of Economic Solvency (WAGES), W.A.T.C.H., Wayne Community College Literacy Department, Wayne Memorial Hospital, and Community Soup Kitchen. Each of these agencies is part of a network to help homeless persons through their crisis situations and move onto permanent housing, employment and healthy living situations.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Goldsboro actively encouraged the cooperation of regional and local public and private agencies/parties by providing resources, technical assistance, and venues through which the exchange of ideas promoted positive community outcomes. In continuing this ongoing effort, the City adopted the following initiatives for which the City has coordinate and optimizes the efforts of the public housing authorities that participated in the implementation of the City's five-year strategy and/or Annual Action Plan:

The City supported the efforts of the Authorities in maintaining the integrity of the public housing inventory to provide safe, decent, and affordable housing opportunities for qualifying residents. The City provided technical assistance to the public housing authorities that apply for grants to continue rental assistance programs that provide decent affordable housing opportunities for the City's low-income residents.

The City's Community Relations Department worked with the Executive Board and act as a liaison between the Goldsboro Housing Authority and the Resident Council. The City's Community Relations Department provided on going support to the Resident Council in two of the Goldsboro Housing Authority residence councils. Support included guidance, educating, reviewing and recommending changes to the by-laws, scheduling the election date, election process, assistance with the candidate's forum and flyers. Public Housing tenants were given information on landlord /tenant rights, the City's Homebuyer Assistance program, and invited to all of the City's Fair Housing workshops.

The City worked with employees and residents of the Goldsboro Housing Authority and the Eastern Carolina Regional Housing Authority to increase homeownership opportunities for the residents of public housing. Many residents apply for assistance, but due to credit issues, their loans are not approved. For this reason, the Community Relations Department assisted residents/applicants in locating agencies that were available for financial management and counseling as well as providing some counseling in our office. Consumer Credit Counseling Service of Fayetteville, Inc., Goldsboro Branch, provided homebuyer education and financial management and budgeting sessions, when needed, at no cost to the applicant.

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

The City continued to work with employees and residents of the Goldsboro Housing Authority and the Eastern Carolina Regional Housing Authority to increase homeownership opportunities for the residents of public housing. Many applicants have applied for assistance, but due to credit issues, their loans were not approved.

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

### **Actions taken to provide assistance to troubled PHAs**

Neither Goldsboro Housing Authority or Eastern Carolina Regional Housing Authority have been designated as "troubled PHAs". In fact Goldsboro Housing Authority has been award several grants through HUD (i.e., Job Plus).

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The staff within the Planning Department has conducted a review of all relevant land use controls, zoning ordinances, building codes, and related fees and charges to identify and address any that may be considered barriers to affordable housing. None of these items appeared to be barriers to affordable housing.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The primary obstacle to meeting underserved needs is attributed to a lack of adequate housing dollars. The second obstacle is the continued complexity of available housing programs which are difficult to combine and/or administer. The funding issue will continue to be a problem due to this lack of availability of funds and the increased demand/competitiveness of grant applications. However, the City of Goldsboro have been successful in working with 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 in some cases. This has been an good source for leverage additional funding to support the local program needs. The City will continue to focus funding sources primarily to support the Homebuyer Assistance Program (HBA), the Urgent Repair Program, and public services provided by community based organization and/or nonprofits. Additional funding as needed will be sought from other available sources.

An obstacle that is tied to the complexity of combining programs is the inability for the City to provide assistance to Homeowners who may need repair of a single element as the result of an urgent situation rather than rehabilitation of the entire structure. For the 2015/2020 Consolidated Plan years, the City of Goldsboro is continuing the Urgent Repair Program as an element to the Homeowner Rehab Program. The Urgent Repair Program will allow the City to assist homeowners in addressing urgent repair concerns quickly that might otherwise take longer to complete due to the extensive waiting list the City maintains for the existing assistance programs. The Urgent Repair Program would allow for the repair of elements such as roofs, windows, doors, etc of homes that are eligible for assistance under the Homeowner Rehab Program. The primary obstacle in administering this program is that the environmental requirements under the CDBG program with regards to historic preservation and noise abatement have made it difficult to effectively address potential urgent assistance to clients.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of Goldsboro funded \$20,000 of CDBG funds to ADLA, Inc. as a Subrecipient through its Economic Development Program to operate a food trucks staff four (4) part-time employees. Several of the welfare-to-work programs and job training programs offered locally are also designed to assist in reducing the number of poverty level families by providing educational and life skills necessary to survive in today's workforce. These efforts will incrementally assist in the reduction of number of the poverty level families through the provision of housing, and community and support services.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Goldsboro and other community development and housing organizations have achieved institutional structure through their commitment to community involvement and continued support. Most of the community development and housing initiative programs are administered through the Community Development Division of Community Relations Department. Housing these programs within one organization minimizes competitiveness for state and federal funding within the community which is often present in other communities. This also allows for continued institutional knowledge with respect to successful means and tactics in the preparation and administration of grants and grant applications.

The City of Goldsboro and community based and/or non-profits have jointly formed many committees in recent years to ensure the continued success and growth of the community as a whole. Through these collaborative efforts, an emphasis is placed on the needs of the community while avoiding duplicated efforts by the individual entities. These collaborative efforts have proven to be successful and the City will continue to strive for improved institutional structure.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City is committed to focusing efforts to ensure the coordination of stakeholders and continual improvements to the programmatic delivery system. The City will continue to look for ways to enhance coordination in the implementation of the Consolidated Plan through its established partnerships with Community Relations Department, public forums and inter-departmental discussions (i.e., citizens, City Council, non-profit organizations, Planning Department, Community Development Organizations (CBO), Community Housing Development Organizations (CHDO), and Faith-based Organizations (FBO)). The City also utilized the Community Development Advisory Committee, Loan Review Committee, and Continuum of Care Housing Support Committee and a variety of additional local agencies.

The City will continue to work with the Continuum of Care, Down East Coalition to promote a communitywide commitment to the goal of ending homelessness; to seek out funding for efforts that seek to address homelessness in Goldsboro; to support methods to assist in the rehousing of homeless individuals.

The City will continue to coordinate with local stakeholders to support economic development through the creation of jobs and educational opportunities for neighborhood residents living in the Neighborhood Revitalization Strategy Areas.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

This reporting period the City took the following actions:

- Distribute information regarding affordable housing to residents of the public housing and high-concentration of low-to-moderated residents.
- Provide information regarding affordable housing on the City's website.
- Actively support Fair Housing Month activities.
- Continuing to provide assistance to clients through the City's Urgent Repair Program, CHDO Activities, and Homebuyer Assistance Program (HBA).
- Continuing to build on existing programming and add additional needed programming as funding becomes available.



## **CR-40 - Monitoring 91.220 and 91.230**

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

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

### **Primary**

To ensure that sub-recipients are:

- Complying with all applicable federal requirements
- Complying with administrative and financial management standards
- Performing and delivering services in a timely manner

### **Secondary**

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

### **Monitoring Procedure**

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

### **On-Site Visits**

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

### **Long-Term Compliance**

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

## **HOME Rental Projects**

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

- Rent and occupancy requirements
- Property standards

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

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

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 was 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 was made available for comments from September 5, 2017 through September 19, 2017. **The City of Goldsboro received one comment to incorporate into the draft report of the 2016-2017 CAPER.**

Citizen stated that she wanted to know more about what the CAPER was and how she could be of help in the community. Staff spoke to the citizen and was informed that she was new to Goldsboro and was trying to learn more. Staff explain the CAPER and Action Plan to her and provided her with a copy of the CAPER and business card to setup appointment for more discussion.

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).

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Goldsboro has made significant progress relative to outlined goals during the 2016/2017 fiscal year. The continual expansion of programming and leveraging of state, federal, and local funds is a strong testament to the progress and effectiveness of the program. Although the general scope and goals of CDBG Programming in the City has remained consistent for several years, it is the experiences that drive the program and guide any minor changes to programming and administration throughout the course of the planning period. The City dedicated a significant amount of time during the FY 2016/2017 to ensuring it met the May 2nd test date goal of 1.50 by having a ratio of **0.88** May 2nd. The City didn't necessary make changes, activity outcome were determine by eligible applicants and funding source used for activities.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

N/A

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

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.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

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 Relations 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.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

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. All program Income was provided for IDIS Activity Numbers: 648 and 652 (Homebuyer Assistance and/or CHDO Activities).

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

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

The City also provided **\$55,000** in CHDO set-aside HOME funds to designated CHDOs to construct, sell, and/or rent affordable housing units to LMI households. The City also utilize a total of **\$57,224** in HOME funds to provide direct-subsidy assistance in the form of zero percent deferred second mortgages towards down payment and closing cost for **two (2)** eligible homebuyers for principal reduction to increase buyer's affordability to purchase a home.



## AGENDA

REGULAR MEETING OF THE MAYOR AND CITY COUNCIL  
CITY OF GOLDSBORO  
COUNCIL CHAMBERS – CITY HALL – 214 N. CENTER STREET  
SEPTEMBER 18, 2017



(Please turn off, or mute, all cell phones and pagers upon entering the Council Chambers)

- I. ADOPTION OF THE AGENDA
- II. WORK SESSION–5:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206
  - a. EV Charging Station Project Award and Duke Energy Grant (Engineering) \*
  - b. Say I Do to Downtown (Downtown Goldsboro) \*
  - c. Herman Park Center Discussion (Parks and Recreation) \*
  - d. YMCA Park Partnership Discussion (Parks and Recreation) \*
  - e. Storm Water Division Equipment Purchases (Public Works) \*
  - f. NCLM Voting Delegate (City Manager) \*
  - g. Boards and Commissions Discussion (City Manager) \*
  - h. Sale of Real Property, North Oak Forest Road Revised Offer (City Manager)
  - i. Google Fiber Discussion (Councilmember Stevens)

\*Attachments included for work session items.
- III. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST.  
Invocation (Rev. Joanna Stallings, Good Shepherd Lutheran Church)  
Pledge to the Flag
- IV. ROLL CALL
- V. PRESENTATIONS
- VI. PUBLIC HEARINGS
  - A. CU-15-17 Lee Eatmon–West side of Millers Chapel Road between US 70 East and Wilson Street (Planning)
  - B. Z-9-17 William T. Hayes–Southeast corner of Mull Smith Lane and Double D Lane (R-20A Residential to RM-9 Residential) (Planning)
  - C. Street Closing – Herman Place (Planning)

PLANNING COMMISSION EXCUSED

  - D. PUBLIC HEARING--To allow citizens the opportunity to comment on the City of Goldsboro's draft of the Consolidated Annual Performance and Evaluation Report (CAPER), for Entitlement Grantees receiving Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds (Community Relations) (\*Motion/Second)
- VII. PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)
- VIII. CONSENT AGENDA ITEMS (\*Motion/Second--Roll Call)
  - E. Contiguous Annexation Petition – AAA Mini-Storage (Paul Williams Property) (Planning)
  - F. Approval of Resolutions to Request Funding through the State and Federal Loans/Grants (Engineering)
  - G. Raftelis Financial Consultant, Inc. Service Agreement to complete final stages of the Stormwater Utility program for full implementation (Public Works)
  - H. Resolution - 2017 Urgent Repair Program (URP17) (Community Relations)
  - I. Informal Bid Request #2017-015 – Abatement and Partial Demolition of Former W.A. Foster Center (Finance)
  - J. Sale of Real Property – 1314 and 1316 N. Carolina Street (Finance)
  - K. Broker Services/ Supplemental Employee Benefits (Finance)
  - L. North Carolina Department of Public Safety, Emergency Management –Flood Mitigation Assistance (FMA) Grant Funds - Hurricane Matthew Water Treatment Plant Mitigation Project (City Manager)



CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
SEPTEMBER 18, 2017 COUNCIL MEETING

SUBJECT: PUBLIC HEARING

To allow citizens the opportunity to comment on the City of Goldsboro's draft of the Consolidated Annual Performance and Evaluation Report (CAPER), for Entitlement Grantees receiving Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds.

BACKGROUND:

On July 1, 2017, the City of Goldsboro received \$312,836 in CDBG funds and \$159,629 in HOME funds from the Department of Housing and Urban Development (HUD) for fiscal year 2016-2017 to administer its Community Development Programs.

The CAPER provides an opportunity for the City to assess its annual performance and to discuss what actions or changes it should take as a result of its performance. In addition, it is designed to provide information on how the City actually used its entitlement funds during the most recently completed program year, July 1, 2016 through June 30, 2017.

To comply with program guidelines, the City must meet the following citizen participation requirements:

1. Make the CAPER available to the public for examination and comment for a period of not less than 15 days prior to submission.
2. Provide a description of the process it undertook to ensure the public had an opportunity to review and comment on the CAPER.
3. Provide a summary of public comments received as a result of the citizen participation process.

DISCUSSION:

The primary objective of the Community Development Program is the development of viable urban communities and expanding economic opportunities, principally for persons of low and moderate-income.



A draft of the CAPER has been prepared and was available for review from September 5, 2017 to September 19, 2017. A copy of the report was placed at public access sites such as the City of Goldsboro Planning Department, the Office of the City Clerk in the New City Hall Annex, 200 North Center Street, in the Community Relations Department, City Hall, 214 North Center Street; at the Wayne County Public Library, 1001 East Ash Street; at the Goldsboro Housing Authority, 1729 Edgerton Street, Goldsboro; and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov).

Notice of this public meeting was advertised in the Goldsboro News Argus on August 25, 2017.

RECOMMENDATION: By motion, after the public hearing:

1. Direct the staff to incorporate any comments at the public hearing into the City's CAPER; and
2. Authorize the staff to submit any needs identified or comments received to the Department of Housing and Urban Development (HUD) after the required comment period has ended.

Date: 9-13-17

  
Community Relations Director

Date: 9-13-17

  
City Manager

SSC