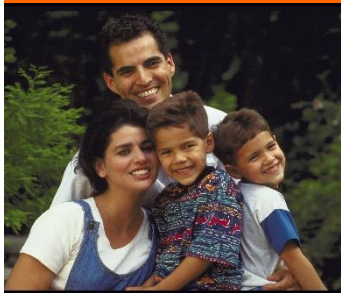


# COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP (HOME)



## ANNUAL ACTION PLAN 2018-2019



# 2018-2019 ANNUAL ACTION PLAN

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



## CITY OF GOLDSBORO, NORTH CAROLINA

### GOLDSBORO CITY COUNCIL

#### Mayor

Chuck Allen, Mayor

#### City Manager

Scott A. Stevens

#### District One

Antonio Williams

#### District Two

Bill Broadway

#### District Three

Mark A. Stevens

#### District Four

Bevan Foster

#### District Five

David Ham

#### District Six

Gene Aycock

### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

#### Community Relations Director

Shycole Simpson-Carter

#### Physical Address

200 N. Center Street  
Goldsboro, NC 27530  
(919) 580-4318

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P.O. Drawer A  
Goldsboro, NC 27533-9701

# Executive Summary

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

### 1. Introduction

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City receives annual allocations of funds for housing and community development projects under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. As an Entitlement City and as a prerequisite to receive funding, the City of Goldsboro is required to conduct a comprehensive assessment of its housing and community needs and to present a Five-Year Consolidated Plan in a detailed format prescribed by HUD. A yearly Action Plan is required for each of the five years of the City's Consolidated Plan. This is the fourth year of the City's Five-year Consolidated Plan (2015-2020), which covers July 1, 2018 through June 30, 2019.

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

### 2. Summarize the objectives and outcomes identified in the Plan

The final 2018-2019 Annual Action Plan identifies key priorities and goals that would significantly improve low-to-moderate-income citizens of Goldsboro quality of life through vital housing and community development programs. The final 2018-2019 Annual Action Plan is derived from the methodologies established in the Five-Year Consolidated Plan and it is formulated in a collaborative manner with the assistance of management staff within the Community Relations Department. In addition, the Annual Action Plan is integrated with contributions from individuals, community groups, public forums, and inter-governmental/departmental discussions during the planning process for the 2018-2019 Annual Action Plan. Staff regularly attended community group and association meetings in the City limits throughout the year, which created partnerships, maintain meaningful and productive relationships in the community, and enhanced the Department's ability to develop responsive and relevant programs. The top priorities and goals determined in the final 2018-2019 Action Plan are still the following:

1. Rehabilitation of owner-occupied single family units
2. Acquisition, demolition, and clearance of dilapidated housing units
3. Improving and/or preserving communities in danger of slum and blight conditions

4. Construction of affordable housing through CHDO Activities
5. Providing homebuyer assistance for first-time homebuyers
6. Support projects or programs by non-profit organizations or for-profit corporations that benefit low-to-moderate-income (LMI) residents of the City
7. Identification of infrastructure improvements (i.e., sewer, sidewalk, water line etc.)
8. Eliminating hazardous materials in dwellings assisted with federal funds

### **3. Evaluation of past performance**

Population trends and economic conditions impact the decision on where to spend federal dollars in order to support the segment of the population that needs it the most. These economic conditions constantly change. The City of Goldsboro strives to equitably allocate CDBG and HOME funds to low-to-moderate income-eligible persons, families, and/or areas throughout the City, and has funded activities that meet the City's 2015-2020 Five Year ConPlan goals and objectives.

The City of Goldsboro's CDBG and HOME programs regularly meets the performance standards established by HUD. The City of Goldsboro completed many of its strategic community goals in year 2017-2018. Each year the City prepares its Consolidated Annual Performance Report (CAPER), which summarizes the objectives it has addressed in achieving the ConPlan goals and objectives. Copies of the CAPER are available for review at the City of Goldsboro's Community Relations Department. The CAPER is made available to the public in September of each year.

### **4. Summary of Citizen Participation Process and consultation process**

The City of Goldsboro provided for and encouraged citizen participation in the planning, implementation, and assessment of community needs for the final 2018-2019 Annual Action Plan. The City placed particular emphasis on participation by persons of low-to-moderate income that are residents of low and moderate-income neighborhoods, slum and blighted areas, and/or reside in public housing within the City limits. This was done through public meetings/hearings scheduled by the City, which were advertised in the local newspaper Goldsboro News-Argus, local television station, and the City's website [www.goldsboro.nc.gov](http://www.goldsboro.nc.gov) and email blast at least 14 days in advance. In addition, to utilizing feedback received from individuals, community groups, public forums, and inter-governmental/departmental the Community Relations Department received throughout the year prior to finalizing the 2018-2019 Annual Action Plan.

The City of Goldsboro provided a minimum of two public meetings and/or hearings to allow citizens' the opportunity to be actively involved in the planning, implementation, and assessment of community needs to be addressed during all stages of the compilation of the final 2018-2019 Annual Action Plan. The City of Goldsboro Community Relations Department staff made itself available to meet with interested citizens, agencies, groups and organizations who wish to discuss and express their concerns and ideas with regards to housing and non-housing needs of Goldsboro's low and moderate-income persons and families through the year. The City scheduled two meetings to allow citizens the opportunity to comment on the draft 2018-2019 Annual Action Plan. First, was a public hearing held on Monday, July 16, 2018 at 7:00 during the regular meeting of the Mayor and City

Council in the Council Chambers of City Hall, 214 N. Center Street, Goldsboro, NC, 27530. Then, the City held a public meeting on Friday, July 27, 2018 at Herman Park located at 901 East Ash Street in Meeting Room #2, Goldsboro, NC 27530. The City's public meeting and hearing were accessible to persons with disabilities and no request for a translator was received from non-English speaking residents in the case of the public meetings/hearings. Nor, was an interpreter requested for any hearing-impaired residents.

Comments -The City of Goldsboro provided citizens with reasonable and timely access to the draft 2018-2019 Annual Action Plan as related to the City's proposed activities and use of funds. A notice was published of the City's proposed activities and use of funds were published for thirty (30)-day review on July 6, 2018 within the Goldsboro News Argus. The public was also informed within this notice of the draft summarizing the proposed activities and use of funds would be made available from July 6, 2018 through August 6, 2018. The draft 2018-2019 Action Plan was made available at public access sites such as the desk of the City Receptionist and the office of the City Clerk, both at the City Hall Annex, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Goldsboro Housing Authority, 1729 Edgerton Street.

## **5. Summary of public comments**

The City of Goldsboro did not receive any comments to incorporate into the Final report of the 2018-2019 Annual Action Plan.

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

The City of Goldsboro did not differentiate between any individuals, groups, and/or organization that wished to provide input during the planning, implementation, and assessment of community needs for the 2018-2019 Annual Action Plan. However, as previously stated, the City of Goldsboro did not receive any comments to incorporate into the Final report of the 2018-2019 Annual Action Plan.

## **7. Summary**

The final 2018-2019 Annual Action Plan identifies key priorities and goals that would significantly improve low-to-moderate-income citizens of Goldsboro quality of life through vital housing and community development programs. The Action Plan is derived from the methodologies established in the Five-Year Consolidated Plan and it is formulated in a collaborative manner with the assistance of management staff within the Community Relations Department (formerly named the Planning and Community Development Department). In addition, the Action Plan is integrated with contributions from 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 will also utilize Commission on Community Relations and Community Development, Loan Review Committee, and Continuum of Care Housing Support Committee to discuss the planning



process and solicit input for the 2018-2019 Annual Action Plan. Staff regularly attended community group and association meetings in the City limits throughout the year, which created partnerships that will maintain meaningful and productive relationships in the community and enhanced the Department's ability to develop responsive and relevant programs throughout the program year.

## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	GOLDSBORO	Community Relations Department
HOME Administrator	GOLDSBORO	Community Relations Department

**Table 1 – Responsible Agencies**

### **Narrative (optional)**

The City of Goldsboro's Community Relations Department (formerly named Planning and Community Development) is the lead agency in the development of the final 2018-2019 Annual Action Plan and the implementation of CDBG and HOME projects in Goldsboro, NC. The department has many years of experience in administering Goldsboro's housing and community development programs. As a result, the department has well-established relationships with neighborhood groups, nonprofit organizations, financial institutions, developers, and social service agencies involved in community development.

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

### **Consolidated Plan Public Contact Information**

Shycole Simpson-Carter, Community Relations Director  
 City of Goldsboro  
 Community Relations Department  
 214 N. Center Street, Goldsboro, NC 27530  
 Phone: (919) 580-4318 Fax: (919) 580-4388 Email: [ssimpson@goldsboronc.gov](mailto:ssimpson@goldsboronc.gov)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

As part of the final 2018-2019 Annual Action Plan development process, Goldsboro undertook an extensive outreach program to consult and coordinate with various departments, housing and community service providers, and other entities with a potential interest in or knowledge of the Goldsboro 's housing and non-housing community development issues. The following sections

discuss the methods by which the City of Goldsboro consulted with service providers, in addition to how staff that developed and followed this citizen participation process emphasized the participation of persons of low- and moderate-income.

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

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

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

These and other specific agencies were consulted to help determine top priorities and obtain data in preparation of the final submission of the 2018-2019 Annual Action Plan. The development of the 2018-2019 Action Plan also include citizen participation, including public meetings held in the City of Goldsboro.

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

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

Eastpointe LME is the lead agency for the Continuum of Care, the Down East Coalition to Eliminate Homelessness, and services the Goldsboro/Wayne county area as well as Lenoir, Sampson, and Duplin counties. Since 2007, the City through the Community Relations Director has worked actively with the Continuum of Care Task Force. By attending the CoC meetings to discuss the needs of the homeless population, discuss policy guidelines and receive monthly updates for ongoing projects. The CoC program is designed to promote community-wide planning and strategic use of resources to: address homelessness; improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow each community to design programs to the particular strengths and challenges within the community.

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

Significant aspects of the final 2018-2019 Annual Action Plan development process and implementation of project objectives was a result of discussions and coordinating with the CoC as well as agencies and organizations that serve local residents. These discussions helped identify priority needs and the level of need for various coordinated housing and homeless efforts in Goldsboro. The Community Relations Director will continue to consult with the CoC where necessary to assist the CoC to address the needs of the homeless populations.

**Priority Homeless Needs:**

- Transitional housing for families
- Transitional housing for battered women and their children
- Emergency shelter housing for homeless women
- Emergency shelter housing for families
- Emergency shelter (possibly seasonal) for chronically homeless substance abusers and dually diagnosed persons
- Transportation – transit needs to be broadened, hours extended
- There is a need for drug and alcohol treatment facilities for women
- More supportive services (Case Management) for those with special needs, chemical dependencies, etc.
- Education and job training
- Counseling for families and individuals with credit and other housing needs child care

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

The ESG program requires coordination among participating agencies. All ESG subrecipients in Goldsboro are experienced homeless service providers with a demonstrated record of accomplishment in fiscal management and the provision of housing and supportive services targeted to the homeless. ESG funded agencies have easy access to membership in the Continuum of Care (CoC), the Down East Coalition to Eliminate Homelessness, and many serve in positions of leadership within the Continuum's structure. The CoC, has over 20 member organizations including



homelessness assistance providers, veteran service representatives, victim service providers, Public Housing Agency, Mental Health Agency, formerly homeless individuals, and government organizations. The Continuum of Care, Coalition meets on a regular basis, sharing information about services among participating agencies and setting funding priorities and policies for homeless.

As previously stated, the City through the Community Relations Director has worked actively with the Continuum of Care Task Force. By attending the CoC meetings to discuss the needs of the homeless population, discuss policy guidelines and receive monthly updates for ongoing projects. Each year, since 2007 the Coalition has applied and utilized Shelter Plus Care (SPC) rental assistance program, a tenant-based rental assistance program for homeless individuals and families with disabilities, HIV/AIDS, and substance abuse problems. In addition, the Continuum of Care, the Down East Coalition to Eliminate Homelessness has applied for rental assistance under the Shelter Plus Care Grant #5 Renewal to be utilized during FY 2018-2019 to house additional homeless individuals and families with disabilities, HIV/AIDS, and substance abuse problems.

In FY 2018-2019, the City of Goldsboro will fund a minimum of \$25,000 to WAGES' City of Goldsboro Homeless Project program, Inc. as a subrecipient to combat poverty and decreases homelessness within Goldsboro among individuals and families who are in need of transitional housing. The transitional housing funds will allow individuals and families to receive housing assistance including rental and/or utility assistance, security deposits, furnishing, and other incidentals related to relocating to a safe residence.

#### **Narrative (optional)**

The consultation process for the final 2018-2019 Annual Action Plan provided an opportunity for the Community Relations Department and the City to enhance relationships, cooperation, and collaboration between public and assisted housing providers, and private and governmental health, mental health, and service agencies. The City is closely involved in the housing development efforts of the Goldsboro Housing Authority, non-profit housing providers, and private developers. The Community Relations Department collaborates with others within the economic development sector to see how the City could network community development projects and ultimately enhance the coordination with private industry, businesses, developers, and social service agencies.

### **AP-12 Participation – 91.105, 91.200(c)**

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

The City of Goldsboro provided for and encouraged citizen participation in the planning, implementation, and assessment of community needs for the final 2018-2019 Annual Action Plan. The City placed particular emphasis on participation by persons of low-to-moderate income that are residents of low and moderate-income neighborhoods, slum and blighted areas, and/or reside in public housing within the City limits. This was done through public meetings/hearings scheduled by the City, which will be advertised in the local newspaper Goldsboro News-Argus, local television

station, and the City's website [www.goldsboro.nc.gov](http://www.goldsboro.nc.gov) and email blast at least 14 days in advance. In addition, the City utilized feedback received from individuals, community groups, public forums, and inter-governmental/departmental the Community Relations Department received throughout the year prior to submitting the final 2018-2019 Annual Action Plan.

Comments -The City of Goldsboro provided citizens with reasonable and timely access to the draft 2018-2019 Annual Action Plan as related to the City's proposed activities and use of funds. A notice was published of the City's proposed activities and use of funds were published for thirty (30)-day review on July 6, 2018 within the Goldsboro News Argus. The public was also informed within this notice of the draft summarizing the proposed activities and use of funds would be made available from July 6, 2018 through August 6, 2018. The draft 2018-2019 Action Plan was made available at public access sites such as the desk of the City Receptionist and the office of the City Clerk, both at the City Hall Annex, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Goldsboro Housing Authority, 1729 Edgerton Street.

The City's public meeting and hearing were accessible to persons with disabilities and no request for a translator was received from non-English speaking residents in the case of the public meetings/hearings. Nor, was an interpreter requested for any hearing-impaired residents. Although, the City did not receive any comments to incorporate into the Final report of the 2018-2019 Annual Action Plan for citizens. The City do feel the feedback from many informal and formal discussions throughout the year has provided for viable information.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Hispanic Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No responses were received in relation to the public meetings. There were limited and/or no attendance at the public meetings.	No direct comments were received in relation to this meeting.	The City does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2018-2019 Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Hispanic Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No responses were received in relation to the public hearing.	No direct comments were received in relation to this hearing.	The City does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2018-2019 Action Plan.	
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Hispanic Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No responses were received in relation to the thirty-day review notification posting.	No comments were received in relation to this notification posting.	The City does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2018-2019 Action Plan.	

Table 2 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Goldsboro made available a draft of the Annual Action Plan for fiscal year 2018-2019 under the Consolidated Plan requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs. The Annual Action Plan is a strategic document used by the City to provide detailed information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income persons and families in the City of Goldsboro. The City anticipated FY 2018-2019 allocations to be \$339,336 in the Community Development Block Grant Program (CDBG) and \$228,922 in Home Investment Partnership Program (HOME) funds. Additionally, the City will have available approximately \$23,511 in prior year CDBG funds and \$118,697 in prior year HOME funds (prior year balances as of June 30, 2018) ; \$100,000 in Urgent Repair Funds from North Carolina Housing Finance Agency; \$150,000 in Essential Single-Family Rehabilitation Loan Pool – Disaster Recovery

Program Funds from North Carolina Housing Finance Agency; and \$8,802 in CDBG and \$4,048 in HOME program incomes.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 18-19				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	339,336	8,802	23,511	371,649	0	The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income. All of Goldsboro's CDBG-funded activities in the 2018-2019 Action Plan meet at least one of three national objectives and eligibility requirements of the program.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	228,922	4,048	118,697	351,667	0	City HOME funds will be used to help renters, new homebuyers, or existing homeowners. The HOME Program is designed to provide affordable housing to low-to-moderate income families and individuals. Therefore, the program has rules about targeting program resources and establishing applicant eligibility.
Other	public - state	Homeowner rehab	100,000	0	0	100,000	0	This program funded by North Carolina Housing Finance Agency (NCHFA) provides funds to assist very-low and low-income households in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of eligible homeowners with special needs such as frail elderly and persons with disabilities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 18-19				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homeowner rehab Other	150,000	0	0	150,000	0	City of Goldsboro has been awarded Membership by the North Carolina Housing Finance Agency (ESFRLP-DR) under the Essential Single-Family Rehabilitation Loan Pool -Disaster Recovery (ESFRLP-DR). This program provides Members with funds via a loan pool to assist with the rehabilitation owner-occupied homes damaged by Hurricane Matthew, Tropical Storms Julia and Hermine. The funds provided by NCHFA come from the North Carolina Housing Trust Fund. The City of Goldsboro has been allocated an initial set-aside of \$150,000 which it plans to apply toward the rehabilitation of at least three houses in City of Goldsboro and Wayne County. After demonstrating successful use of the initial set-aside, the City may access additional funds, when available, on a unit-by-unit basis from the ESFRLP-DR loan pool.

Table 3 - Expected Resources – Priority Table

### Narrative (optional)

The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income. All of Goldsboro's CDBG-funded activities in the 2018-2019 Action Plan meet at least one of three national objectives and eligibility requirements of the program. City HOME funds will be used to help renters, new homebuyers, or existing homeowners. The HOME Program is designed to provide affordable housing to low-to-moderate income families and individuals. Therefore, the program has rules about targeting program resources and establishing applicant eligibility.

The Urgent Repair funds by North Carolina Housing Finance Agency (NCHFA) provides funds to assist very-low and low-income households in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of eligible homeowners with special needs such as frail elderly and persons with disabilities.

City of Goldsboro has been awarded Membership by the North Carolina Housing Finance Agency under the Essential Single-Family Rehabilitation Loan Pool -Disaster Recovery (ESFRLP-DR). This program provides Members with funds via a loan pool to assist with the rehabilitation owner-occupied homes damaged by Hurricane Matthew, Tropical Storms Julia and Hermine. The funds provided by NCHFA come from the North Carolina Housing Trust Fund. The City of Goldsboro has been allocated an initial set-aside of \$150,000 which it plans to apply toward the rehabilitation of at least three houses in City of Goldsboro and Wayne County. After demonstrating successful use of the initial set-aside, the City may access additional funds, when available, on a unit-by-unit basis from the ESFRLP-DR loan pool. In 2018-2019, the City anticipates completing at least eight (8) homes effected by Hurricane Matthew.

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

The City also anticipates \$246,987 in resources as leveraging from private financial institutions and lenders, Habitat for Humanities of Goldsboro-Wayne County, and North Carolina Housing Finance Agency to name a few, which will continue to support the City's affordable housing initiatives by making available advantageous mortgage programs that assist low-to-moderate income residents to become first-time homebuyers. Jurisdictions participating in the HOME program are required to make contributions to housing that qualifies as affordable housing. During a fiscal year, the contributions or match must total not less than 25 percent of the HOME funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in that fiscal year for project costs, unless the participating jurisdiction has received a reduction in the match requirement.

**The City will be requesting a 100% HOME Match Reduction for FY2018-2019. Therefore, the City may not be required to provide local matching funds for FY2018-2019 HOME allocation. At least 70% of all CDBG funds spent will meet the LMI benefit test within a three-year period.**

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

Not Applicable



# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Revitalization Strategy (Westend and City-wide)	CDBG: \$27,266 HOME \$240,389	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Hazardous Material (Testing and Abatement)	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas Proposed Westend NRSA	Elimination of Environmental Hazards	CDBG: \$5,664	Homeowner Housing Rehabilitated: 10 Other
3	Homebuyer Assistance	2015	2020	Affordable Housing Homeless	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Homelessness and Special Needs	HOME: \$54,048	Direct Financial Assistance to Homebuyers: 4 Households Assisted
4	Public Facilities & Improvements	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas Proposed Westend NRSA	Community Development	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1536 Persons Assisted
5	Public Services	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Community Development Public Services Revitalization Strategy (Westend and City-wide) Homelessness and Special Needs	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 2229 Persons Assisted Homelessness Prevention: 25 Persons Assisted
6	CHDO Activity	2015	2020	Affordable Housing Homeless	Goldsboro Scattered Site Areas	Affordable Housing: Revitalization Strategy (Westend and City-wide) Homelessness and Special Needs	HOME: \$34,338	Homeowner Housing Added: 1 Household Housing Unit Housing for Homeless added: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Economic Development	2015	2020	Non-Housing Community Development	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing: Community Development Revitalization Strategy (Westend and City-wide) Homelessness and Special Needs	CDBG: \$80,852	Jobs created/retained: 160 Jobs
8	Urgent Repair (URP)	2015	2020	Affordable Housing	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing:	Urgent Repair: \$100,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
9	Essential Single-Family Rehab Loan Pool - Disaster Recovery (ESFRLP-DR)	2017	2020	Affordable Housing	Goldsboro Scattered Site Areas Proposed Westend NRSA	Affordable Housing:	ESFRLP-DR: \$150,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit

**Table 4 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	These funds will be used with the awarded funds from the Urgent Repair Program provided by North Carolina Housing Finance Agency. This activity is design to assist low-to-moderate-income (LMI) households, as defined by HUD, with rehabilitating existing housing structure. Assistance will be provided in the form of loans with zero percent deferred loans provided to eligible extremely low, and very low, income households (<30% to 50% of AMI); zero percent payable loans provided to eligible low income households (51% to 80% of AMI); and two percent payable loans provided to eligible moderate income households (81% to 95% of AMI). Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of Goldsboro's limited affordable housing units. Consequently, all housing rehabilitation activities are performed in conjunction with the hazardous material activity; which focus on lead-based paint and asbestos abatement. Activity costs incurred may include, but are not limited to, roof repair/replacement; electrical and plumbing repairs; handicapped modifications; interior and exterior structural repairs; heating and cooling systems replacements; and all minimum housing code violations.
2	<b>Goal Name</b>	Hazardous Material (Testing and Abatement)
	<b>Goal Description</b>	During the course of most housing rehabilitation activities, it is likely that paint surfaces and/or asbestos containing material will be disturbed. The City conforms to federal and state mandates established for HUD funded programs, including Housing Rehabilitation Program; to incorporate lead-based paint and asbestos hazard evaluation, remediation/reduction strategies and clearance requirements for all housing structures built before 1978. Therefore, to reduce the potential for adverse health effects attributable to the rehabilitation of deteriorated lead-based paint and asbestos containing material surfaces, the City provides educational material to all rehab customers. In addition, the City provides lead-based paint and asbestos inspections, risk assessments, abatement, and clearance in conjunction with housing rehabilitation activities. Project Managers, who oversee housing rehabilitation projects, are trained to incorporate proper hazard reduction techniques into the treatment of lead-based paint and asbestos containing material. This activity is designed to assist low-to-moderate-income (LMI) households, as defined by HUD.
3	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	The City of Goldsboro will use HOME funds and program income to provided direct-subsidy assistance to low-to-moderate income individuals and families to become homebuyers. It is the City's intent to increase the supply of affordable housing units over an extended period of time. The City's Homebuyer Assistance program will provide up to \$30,000 in down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability.

4	<b>Goal Name</b>	Public Facilities & Improvements
	<b>Goal Description</b>	This activity is designed to improve the overall infrastructures within low-mod census tract areas within the City limits. Types of Public Facilities & Improvement projects, but not limited to curbing, gutters, and sidewalks along the City's right-of-ways, installation of municipal water and wastewater lines, construction and improvement to sidewalks, and improvements to public parks within low-mod census tract areas. The City plans to utilize budgeted funds to aid in the debt service of the new WA Foster Center within a low/mod census area (Census Tract 15; Block Group 2). In addition, funds of \$25,000 will be used for the Leslie Center located in a low-mod census tract area of the City.
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>The City of Goldsboro annually sets aside a portion (15%) of its Community Development Block Grant entitlement to fund public service activities provided by local community based organizations and/or non-profits for the benefit of low-to-moderate income residents. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses. The funds are allocated through a competitive process and the Loan Review Committee (LRC) reviews all applications and makes recommendations to the City Council. A total of eleven applications were submitted for funding. The LRC recommended public services grants to the following applicants.</p> <p>The City anticipates utilizing funds to assist with transportation services (GWTA) for low-mod individuals and families only. In light of this information that has been compared to the recent studies and plans conducted since 2015, a freeze of funding to local community based organizations and/or non-profits has been instituted. This is to allow the City the opportunity to internally and/or through working with a consultant to inventory and assess the effectiveness of practices and service delivery models of past and current CDBG funds. All request will be assessed on a case-by case basis.</p>
6	<b>Goal Name</b>	CHDO Activity
	<b>Goal Description</b>	Community Housing Development Organizations (CHDO) are nonprofit organizations whose purpose is to provide decent and affordable housing for low-to-moderate-income individuals and/or families. The City is required to set aside a minimum of (15%) of its HOME funds for CHDO activities that focus on housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing.
7	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The City of Goldsboro will use funds to assist recipients to build capacity and guide economic prosperity and resiliency in Goldsboro. This activity will help to support investments designed to guide the eventual creation and retention of quality jobs, particularly for the unemployed and underemployed Goldsboro citizens that are economically distressed.

8	<b>Goal Name</b>	Urgent Repair (URP)
	<b>Goal Description</b>	The City of Goldsboro has been awarded \$100,000 by the North Carolina Housing Finance Agency (NCHFA) under the 2017 cycle of the Urgent Repair Program (URP17). The program funds will be used to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities.
9	<b>Goal Name</b>	Essential Single-Family Rehabilitation Loan Pool -Disaster Recovery (ESFRLP-DR)
	<b>Goal Description</b>	<p>The City of Goldsboro has been awarded Membership by the North Carolina Housing Finance Agency (NCHFA) under the Essential Single-Family Rehabilitation Loan Pool -Disaster Recovery (ESFRLP-DR). This program provides Members with funds via a “loan pool” to assist with the rehabilitation of <u>owner-occupied</u> homes damaged by Hurricane Matthew. The initial set-aside is \$150,000 for at least three houses (up to \$40,000 per house) for which we have received. The City will be funded an additional \$150,000 with each request of three homes to NCHFA that are approved. The additional \$10,000 per home can be used for other homes or administrative costs as approved.</p> <p>There are five major requirements to be eligible for ESFRLP-DR assistance:</p> <ol style="list-style-type: none"> <li>1) The housing unit to be rehabilitated with ESFRLP-DR funds must be located in Wayne County, and must be owner-occupied;</li> <li>2) The gross annual household income must not exceed 100% of the Area Median Income for the City (see income limit table on the following page);</li> <li>3) The home must have received at least \$5,000 of damage from either Hurricane Matthew, Tropical Storms Julia and/or Hermine.</li> <li>4) The cost of rehabilitation cannot exceed the ESFRLP-DR Program limit of \$40,000.</li> <li>5) The homeowner cannot have been approved to receive a loan from the Small Business Administration to repair damages to their home due to Hurricane Matthew, Tropical Storms Julia and/or Hermine.</li> </ol>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City receives annual allocations of funds for housing and community development projects under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. As an Entitlement City and as a prerequisite to receive funding, the City of Goldsboro is required to conduct a comprehensive

assessment of its housing and community needs and to present a Five-Year Consolidated Plan in a detailed format prescribed by HUD. A yearly Action Plan is required for each of the five years of the City's Consolidated Plan. This is the fourth year of the City's Five-year Consolidated Plan (2015-2020), which covers **July 1, 2018** through **June 30, 2019**.

The City of Goldsboro's planned actions for the final 2018-2019 Annual Action Plan are intended to support housing and community development for the City's low-and moderate-income populations, as well as the City's homeless and special needs groups. The City will continue to operate its CDBG and HOME programs through the Community Relations Department (formerly named the Planning and Community Development Department), which will continue to provide funding for affordable housing construction and rehabilitation, as well as housing assistance and counseling. In partnership with other housing providers, the City will further its goal of improving the location, supply, and quality of affordable housing within its jurisdiction by constructing or rehabilitating housing units during the program year. Additionally, the City will provide housing assistance and public service activities such as housing counseling to promote self-sufficiency of homeowners and renters that are within low-and moderate-income households.

As in the past, the City will continue to coordinate with public or social service providers to enhance the quality of life for people living in low-and moderate-income neighborhoods and to promote access to public services for special needs populations. During the 2018-2019 program year, the City will fund activities that address the needs of low-and moderate-income persons and families through Homelessness Prevention, Economic Development, and Urgent Repair to name a few. Planned coordination with the Planning and Inspection Departments to include, but not limited to, blight elimination, public facilities, and infrastructure activities will also contribute to enhancing quality of life for low-to-moderate income individuals and families.

#### **Projects**

#	Project Name
1	Homeowner Rehabilitation
2	Hazardous Material (Testing and Abatement)
3	Homebuyer Assistance
4	Public Facilities & Improvements
5	Public Services
6	CHDO Activity
7	Economic Development
8	CDBG & HOME Program Admin
9	Urgent Repair (URP19)
10	Essential Single-Family Rehabilitation Loan Pool -Disaster Recovery (ESFRLP-DR).

**Table 5 - Project Information**

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

The allocation priorities are focused on the five (5) goals: affordable housing, self-sufficiency (public services), elimination of environmental hazards, quality of life and revitalization strategy. It is important to note that total funding for many of the activities related to quality of life, public services,



special needs assistance is capped at fifteen (15%) of the total CDBG allocation. Total funding for activities related to administration is capped at twenty (20%) for CDBG and 10% for HOME. Just over thirty-seven (37%) of the total allocation of funding, including both CDBG and HOME sources, is directed to affordable housing activities. Forty-five (45%) is directed toward enhancing the quality of life for people living in low-and moderate-income neighborhoods, primarily through public facilities and urgent repair needs. Eighteen (18%) is directed toward addressing the role of self-sufficiency in protecting the condition of the City's neighborhoods. Activities for the administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration is only ten (10%) percent of the total allocation.

The City's primary obstacle to meeting underserved needs is a lack of funding. In recent years, spurred by a nation-wide recession, reduced revenues have plagued all levels of government (federal, state and local). These reduced revenues have hindered the City's ability to meet the needs of low-income residents. Another obstacle to meeting underserved needs is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City. The City of Goldsboro petitions for federal funds through the Annual Action Plan to assist the needs of residents that have traditionally been underserved by existing local social service programs. The activities funded via the Annual Action Plan are carefully designed to provide appropriate and needed services, particularly to those that may not be eligible for assistance from other local sources, those that are geographically isolated by lack of transportation and those that lack basic amenities in their neighborhoods. Such individuals include senior citizens, homebound frail elderly persons, physically, and developmentally disabled persons, victims of domestic violence, and infants and youth to name a few. Funds provided through the Annual Action Plan often make the difference between independent living and institutionalization or decent and safe affordable homes or environments.

### **AP-50 Geographic Distribution – 91.220(f)**

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

Incorporated in 1847, the City of Goldsboro is the largest municipality in Wayne County with a land area of approximately 27.2 square miles and an estimated population of 35,792 according to U.S. Census Bureau American Community Survey. In an 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 will be directed to assist LMI residents citywide. This strategy will 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.

A study on the Isolation and Marginalization in Eastern North Carolina conducted by Dr. Gene Nichol and Dr. Heather Hunter of UNC School of Law, NC Poverty Research Fund spotlighted Goldsboro's immense challenges with poverty and economic hardship. Goldsboro's poorest Census Tracts were 37191001400; 37191001500; 37191001800; and 37191001900 that are predominately residential communities of African America and Hispanic individuals. The City's highest of concentration of low-to-moderated income residents that face challenges in housing options, transportation, income inequality, and higher rates of violent crimes to name a few. Link to full report: [http://www.law.unc.edu/documents/poverty/publications/goldsboro\\_final\\_for-web.pdf](http://www.law.unc.edu/documents/poverty/publications/goldsboro_final_for-web.pdf)

Table 2 and 3 (Extracted from page 23 and 26 of Goldsboro Isolation and Marginalization in Eastern NC study):

**Table 2. Distressed census tracts in Goldsboro**

Census tract	Poverty rate	Child poverty rate	Unemployment rate	Median household income
Tract 14	33%	45%	16%	\$25,430
Tract 15	35%	48%	18%	\$25,303
Tract 18	42%	52%	38%	\$20,521
Tract 19	40%	65%	23%	\$22,638

Source: 2012-2016 American Community Survey

**Table 3. Five poorest census tracts in Goldsboro**

Census tract	Population	Poverty rate - all	Poverty rate - black & Hispanic	Black & Hispanic as % of population	Poor black and Hispanic as % of all poor residents
Census Tract 18	2487	42%	48%	77%	88%
Census Tract 19	4428	40%	45%	70%	79%
Census Tract 15	2410	35%	36%	86%	88%
Census Tract 6.02	8493	34%	49%	61%	87%
Census Tract 4.02	4778	34%	43%	48%	60%

Source: 2012-2016 American Community Survey

Per the Goldsboro: Isolation and Marginalization in Eastern North Carolina study, "Income and earnings are depressed in Goldsboro for all groups but are especially stratified by race and sex. Median household income, in both the city and county, is markedly lower than in the rest of North Carolina.

### Geographic Distribution

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

Table 6 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Due to a high concentration of minority and low-to-moderate income households within these LMA Census tracts, the City has historically targeted communities and families in those areas. These LMA Census tracts are predominately residential uses and crime has historically been pervasive in these areas. The City's LMA Census tracts have a large number of vacant lots and boarded up homes that are a blighting influence. These LMA Census tract areas are in need of a coordinated comprehensive

strategy relying on public and private partnerships. Each of these areas meets the eligibility requirements for low-and moderate income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of Goldsboro that also meet the eligibility requirements for low-and moderate-income benefit.

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

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

## **Affordable Housing**

### **AP-55 Affordable Housing – 91.220(g)**

#### **Introduction**

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

Many low-to-moderate income (LMI) individuals and families find that banks are not willing to take the risk of lending to them. This lends for CHDP to construct, sell, and/or rent affordable housing units to LMI households through CHDO Set-aside HOME funds of \$34,338 and Homebuyer Assistance funds of \$54,048.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	26
Non-Homeless	40
Special-Needs	1
Total	67

**Table 7 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	61
Acquisition of Existing Units	4
Total	66

**Table 8 - One Year Goals for Affordable Housing by Support Type**

## Discussion

With the City's recent and successful submission to designate Census Tract 18 along with Census Tract 14, 15, and 19 as NC Opportunity Zones there is holistic approach to drive the market place where private investment can be attractive for incentives and levels of subsidy because of public investment. Opportunity Zones are a new community development program established by Congress as a part of the Tax Cuts and Jobs Act of 2017, they are designed to encourage long-term private investments in low-income communities. This program provides a federal tax incentive for taxpayers who reinvest unrealized capital gains into "Opportunity Funds," which are specialized vehicles dedicated to investing in low-income areas called "Opportunity Zones."

## AP-60 Public Housing – 91.220(h)

### Introduction

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

special housing programs designed to assist specific demographic groups, such as veterans and persons with mental disabilities.

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

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

It should be noted that the City of Goldsboro does not manage public housing units; however, a large portion of the County's inventory is located within the City limits. The City has two public housing agencies responsible for this function: Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority. Both public housing authorities received funding for their housing activities, projects, and funds to modernize and repair their public housing units. The City has adopted initiatives for which the City will coordinate and optimize the efforts of the public housing authorities within this 2018-2019 Action Plan cycle.

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

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

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

1. The City will support the efforts of the Authorities in maintaining the integrity of the public housing inventory to provide safe, decent, and affordable housing opportunities for qualifying residents. The City will provide technical assistance to the public housing authorities that apply for grants to continue rental assistance programs that provide decent affordable housing opportunities for the City's low-income residents.
2. The City's Community Relations staff will work with the Executive Board and act as a liaison between the Goldsboro Housing Authority and the Resident Council. The City's Community Relations staff will provide ongoing support to the Resident Council in two of the Goldsboro

Housing Authority residence councils. Support includes guidance, educating, reviewing and recommending changes to the by-laws, scheduling the election date, election process, assistance with the candidate's forum and flyers. Public Housing tenants will be given information on landlord /tenant rights, the City's Homebuyer Assistance program, and invited to all of the City's Fair Housing workshops.

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

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

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

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

### **Introduction**

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

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

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

Eastpointe LME is 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 2007, the City through the Community Relations Director has worked actively with the Continuum of Care Task Force. During the 2018-2019 program year, the City of Goldsboro intends to take the following actions to assist with ending chronic homelessness and special needs populations:

1. Assisting homeless providers with the development of more emergency and transitional housing, primarily for families
2. Assisting agencies that serve special populations to locate safe, decent, and affordable permanent housing



3. Assisting agencies and homeless providers in the development of a Continuum of Care Plan, which will identify the specific nature of homelessness in the Goldsboro area, gaps in services, and the services needed to meet those needs
4. Assisting homeless agencies to provide transportation services to allow homeless persons and families to access needed services

The CoC is the primary means of reaching out to homeless persons and assessing their individual needs. The CoC does this through the Annual Point-In-Time (PIT) survey and outreach efforts throughout the community and agencies, which include organizations such as Housing Authority, Wayne Community College, Fordham House shelter, and Salvation Army to name a few.

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

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

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

Additionally, the City will utilize the following strategies to assist in addressing these needs:

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

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

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

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

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

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

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

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

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

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

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.

- Assist the Down East Coalition to Eliminate Homelessness, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.

## Discussion

The City of Goldsboro does not receive HOPWA funds.

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

### Introduction:

Goldsboro has made efforts to identify barriers to the development of affordable housing. Many studies and agencies have discusses key issues related to barriers to affordable housing such as federal resources and policies, the gap between housing cost and income, local development regulations, so called 'Not in My Back Yard' (NIMBY) opposition, and education. While few potential barriers are within the City's control to directly reverse, the City is dedicated to using its resources to counteract the negative effects of such external factors. The objective is to significantly reduce and eliminate barriers to the development of affordable housing.

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

The City expects to continue the following strategies over the course of 2018-2019 Annual Action Plan:

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

By undertaking the initiatives previously described in this section, the City will address a number of the barriers to affordable housing that currently challenge them. In considering the barriers to affordable housing, two major factors emerge—first, a household's ability to afford housing based on its income and, second, the price of housing. Although, the City cannot influence a household's capacity to afford housing is based on its income. The City can through its' Homebuyer Assistance and CHDO Activities provide subsidized loans, grants and financing that reduce the cost of private sector (for-profit or nonprofit) housing production, operation or maintenance have an impact on housing affordability, although less direct.

The Community Relations Department will continue to work with the Planning Department to develop and implement interventions; to include but not limited to include, regulation of density, lot sizes, building size, unit type and design and building materials. In addition, the Community Relations Department will work diligently to decrease housing cost caused by lengthy approval processes, permit fees, infrastructure requirements and significant demands or requirements within the Planning and Inspection Department.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

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

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

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

The City will also provide \$34,338 in CHDO set-aside HOME funds to designated CHDOs to construct, sell, and/or rent affordable housing units to LMI households. The City will utilize a total

of \$54,048 in HOME funds to provide direct-subsidy assistance in the form of zero percent deferred second mortgages towards down payment and closing cost for four (4) eligible homebuyers for principal reduction to increase buyer's affordability to purchase a home.

### **Actions planned to reduce lead-based paint hazards**

The City of Goldsboro will continue to ensure the availability of accessible and affordable testing, screening, mitigation and treatment for problems related to lead-based paint for low and moderate-income residents of the City of Goldsboro. Currently, the City includes lead-based paint mitigation measures in all rehabilitation and urgent repair programs and, if needed, will identify and apply for additional funding resources to finance this mitigation. The City also assists and supports other agencies in applying for such funds. Contractors are required to be trained and certified to supervise removal of lead hazards in order to comply with HUD regulations. The City will utilize the following strategies to address lead-based paint hazards and increase access to housing without lead-based paint hazards through its housing rehabilitation and urgent repair programs:

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

### **Notification**

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

- Pamphlet – Occupants, owners and purchasers must all receive Lead Hazard Information Pamphlet.
- Disclosure – Ensure that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards prior to selling or leasing a residence. Even if federal funds are withdrawn from a transaction, the purchasers are required to receive a disclosure of any known lead-based paint findings.
- Notice of Lead Hazard Presumption/Evaluation and Lead Hazard Reduction – Occupants, owners and purchasers must be notified of the results of the presumption of lead-based paint or lead hazards or of any lead hazard evaluation or reduction work.

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

**Wayne County Environmental Health Department** - A primary health care provider for the City's low-income residents, the Environmental Health Department screens low income children who have

symptoms of lead poisoning through the North Carolina Healthy Homes and Lead Poisoning Prevention Program. Services provided through this program include education, screening and treatment for lead poisoning.

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

### **Actions planned to reduce the number of poverty-level families**

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

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

### **Actions planned to develop institutional structure**

The goal is to encourage city departments to work together in addressing the needs of the target communities and to develop inter-departmental agreements for coordinating projects and maximizing the use of funds.

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

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



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

The coordination process for the final submission of the Annual Action Plan will provide for stakeholder agencies and all interested parties to analyze and discuss local housing needs, priorities, and program strategies. The strategic approach builds on the City strengths safeguarding efficient city services, business retention, preserving the housing stock and increasing income levels for all residents. The overall strategy is for the City to:

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

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

#### **Introduction:**

#### **Community Development Block Grant Program (CDBG)**

#### **Reference 24 CFR 91.220(l)(1)**

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

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

## Other CDBG Requirements

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

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

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

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

1. **Period of Affordability under Recapture Provision:** The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enables the homebuyer to

purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The City of Goldsboro will not require the original HOME-assisted homebuyer to sell the housing unit to another low-income homebuyer. The homebuyer can sell the property to any willing buyer during the period of affordability, with the understanding that the City's recapture provisions will be enforced.

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

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

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

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





NOTICE TO PUBLIC CITY OF GOLDSBORO  
2018-2019 ANNUAL ACTION PLAN PROPOSED ACTIVITIES AND USE OF FUNDS  
THIRTY-DAY REVIEW

The City of Goldsboro has prepared a draft of the Annual Action Plan for fiscal year 2018-2019, under the Consolidated Plan requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs. The Annual Action Plan is a strategic document used by the City to provide detail information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderated-income persons and families in the City of Goldsboro. The City anticipates FY 2018-2018 allocations to be \$339,336 in the Community Development Block Grant Program (CDBG) and \$228,922 in Home Investment Partnership Program (HOME) funds. Additionally, the City will have available approximately \$23,511 in prior year CDBG funds and \$118,697 in prior year HOME funds (prior year balances as of June 30, 2018) for the following activities:

PROPOSED BUDGET

ACTIVITY	CDBG	HOME	OTHER FUNDS	PROGRAM INCOME		PRIOR YEAR FUNDS (As of 6-30-18)		TOTAL RESOURCES
				CDBG	HOME	CDBG	HOME	
Housing Rehabilitation	24,128	121,692		3,120			118,697	267,637
Hazardous Material (Testing and Monitoring)								0
Homebuyer Assistance		50,000			4,048			54,048
Public Facilities & Improvements	175,000							175,000
Public Services	15,000							15,000
Demolition and Clearance								0
Transitional Housing								0
CHDO Activity		34,338						34,338
Economic Development	57,341					23,511		80,852
Program Administration	67,867	22,892						90,759
Local Home Match		The City has received a HOME Match Reduction Waiver of 100%						0
Urgent Repair Program			100,000					100,000
ESFRLP-Disaster Recovery			150,000					150,000
<b>Total Allocations</b>	<b>\$339,336</b>	<b>\$228,922</b>	<b>\$250,000</b>	<b>\$3,120</b>	<b>\$4,048</b>	<b>\$23,511</b>	<b>\$118,697</b>	<b>\$967,634</b>

The City of Goldsboro's draft of the Annual Action Plan will be available for public review and comment from July 6, 2018 through August 6, 2018. Copies can be found at public access sites such as the Desk of the City Receptionist, the Office of the City Clerk in the New City Hall Annex, 200 North Center Street, in the Community Relations Offices, City Hall, 214 North Center Street; at the Wayne County Public Library, 1001 East Ash Street; at the Goldsboro Housing Authority, 1729 Edgerton Street, Goldsboro; and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov).

The City of Goldsboro Community Relations Department wishes to meet with interested citizens, agencies, groups and organizations who wish to discuss and express their concerns and ideas with regards to housing and non-housing needs of Goldsboro's low and moderate-income persons and families. The City has scheduled two meetings to allow citizens the opportunity to comment on the 2018-2019 Action Plan. First, will be a public hearing to be held on **Monday, July 16, 2018** at 7:00 pm during the regular meeting of the Mayor and City Council in Council Chamber of City Hall, 214 N. Center Street, Goldsboro, NC. Followed by a public meeting to be held on **Friday, July 27, 2018** at 6:00 pm at Herman Park located at 901 East Ash Street in Meeting Room #2. If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least four (4) business days prior to the meeting by calling (919) 580-4330.

Anyone unable to attend these meetings and desire information or would like to provide your input towards the 2018 -2019 Annual Action Plan may visit the Community Relations Department, 214 North Center Street, Goldsboro, NC, 27530, or email [ssimpson@goldsboronc.gov](mailto:ssimpson@goldsboronc.gov). The Community Development staff can be reached by phone, at (919) 580-4359 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Shycole Simpson-Carter,  
Community Relations Director



NORTH CAROLINA  
WAYNE COUNTY

**AFFIDAVIT OF PUBLICATION**

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Kathryn T. Tooley

who being first duly sworn, deposes and says: that he (she) is

Legal Clerk

(Publisher, or other officer or employee authorized to make affidavit) of WAYNE PRINTING COMPANY, INC., engaged in the publication of a newspaper known as GOLDSBORO NEWS-ARGUS, published, issued, and entered as second class mail in the city of Goldsboro in said County and State; that he (she) is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in GOLDSBORO NEWS-ARGUS on the following dates:

July 6, 2018

Legal #518

and that the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each, and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

This 9th day of July, 20 18

Kathryn T. Tooley  
(Signature of person making affidavit)

Sworn to and subscribed before me, this 9th day of

July, 20 18

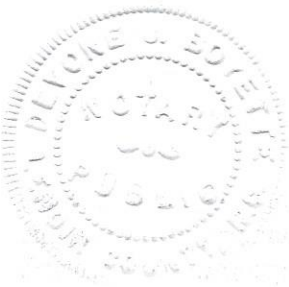
Levon G. Bayetto  
Notary Public

My Commission expires:

2/17/2019

**CLIPPING OF LEGAL  
ADVERTISEMENT  
ATTACHED HERE**

See ATTACHED



PUBLIC MEETING  
HOUSING/NON-HOUSING NEEDS

HERMAN PARK CENTER  
(MEETING ROOM #2)  
July 27, 2018 - 6:00 pm

[illegible]



**REVISED AGENDA**  
**REGULAR MEETING OF THE MAYOR AND CITY COUNCIL**  
**CITY OF GOLDSBORO**  
**COUNCIL CHAMBERS – CITY HALL – 214 N. CENTER STREET**  
**JULY 16, 2018**



(Please turn off, or silence, all cellphones 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**  
**OLD BUSINESS**

- a. Golf Carts Discussion (Parks and Recreation)
- b. Former WA Foster Survey (City Manager)
- c. Mowing Discussion (Public Works)
- d. Summer Feeding Program (Councilmember Foster)

**NEW BUSINESS**

- e. Streetscape Project Update (Downtown Development)
- f. Parking Signs Removal for Downtown Area (Engineering) *\*Attachment Included*

**III. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST.**

Invocation (Pastor Rob Whitner, Generation Church)  
Pledge to the Flag

**IV. ROLL CALL**

**V. APPROVAL OF MINUTES (\*Motion/Second)**

- A.1 Special Meeting Minutes of the City Council on May 14, 2018
- A.2 Special Meeting Minutes of the City Council on May 31, 2018

**VI. PRESENTATIONS**

- B. Resolution Expressing Appreciation for Services Rendered by Bruce Kornegay as an Employee of the City of Goldsboro for More Than 29 Years
- C. Resolution Expressing Appreciation for Services Rendered by Willette Davis as an Employee of the City of Goldsboro for More Than 22 Years
- D. Golden STAR Award Recipients (Human Resources)
- E. Keys to Healing--Hug & Love Key (Mr. Bill Sutton)

**VII. PUBLIC HEARINGS**

- F. Z-10-18 Lane Farms, Inc. – Southwest corner of Salem Church Road and US 70 Bypass (Planning)
- G. CU-6-18 Glenn Price –West side of Millers Chapel Road between US 70 East and Wilson Street (Planning)
- H. CU-7-18 Jay Patel – West side of Parkway Drive between Berkeley Boulevard and North Park Drive (Planning)

**PLANNING COMMISSION EXCUSED**

- I. Public Hearing to Consider the Financing of the Central Police and Fire Department Expansion and Renovations to Fire Station #4 (Finance)
- J. Public Hearing – Recommended 2018-19 Annual Action Plan (Community Relations)

**VIII. PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)**

**IX. CONSENT AGENDA ITEMS (\*Motion/Second--Roll Call)**

- K. Z-9-18 Wayne County Development Alliance – East side of Patetown Road between North William Street and Stoney Creek (R-16 to I-2) (Planning)
- L. CU-4-18 Bobby Reavis – South side of US 70 West between US 117 and the Little River (Planning)
- M. CU-5-18 Darryl Floars Motor Cars – South side of US 70 West between US 117 and the Little River (Planning)
- N. Site, Landscape and Building Elevation Plans - Davita Dialysis (Planning)

CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
July 16, 2018 COUNCIL MEETING

**SUBJECT:** Public Hearing – Recommended 2018-19 Annual Action Plan

To allow the citizens of the City of Goldsboro the opportunity to discuss and express their concerns regarding housing and non-housing needs that exist in the Goldsboro community as they relate to the 2018-2019 Annual Action Plan for the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs.

**BACKGROUND:** HUD requires that the City's 2018-2019 Annual Action Plan be submitted by August 16, 2018. The FY18 federal appropriations process extended through May of 2018 and the City was notified of final allocations on May 16, 2018. Notifications of funding awards have historically occurred between January and March. Grantees receiving annual allocations of CDBG and HOME funds are statutorily required to submit grant agreements and annual action plans by August 16th, regardless of delays in the federal budget.

**DISCUSSION:** A thirty-(30) day comment period began on July 6, 2018 and will end on August 6, 2018. A public hearing must be held during this public comment period. Comments received at this public hearing and the public meeting scheduled for July 27, 2018 will be incorporated as part of the 2018-2019 Annual Action Plan. An advertisement was published in the Goldsboro News Argus on July 6, 2018, relative to the holding of a public hearing, public meeting, and thirty-day review. A second advertisement will be published at least 10 days prior to the scheduled July 27, 2018 public meeting.

The 2018-2019 Annual Action Plan identifies activities to be funded with the City's FY18 CDBG and HOME funding allocations. Primarily, for objectives of the CDBG and HOME program to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities, mainly for persons of low-to-moderate income.



Fiscal Year 2018 funding allocations include \$339,336 for CDBG and \$228,922 for HOME. In addition, the City will have available approximately \$23,511 in prior year CDBG funds and \$118,697 in prior year HOME funds (prior year balances as of June 30, 2018). Staff through individuals, community groups, public forums, and inter-governmental/departmental discussions identified recommended activities during the planning process for the 2018-2019 Annual Action Plan. The 2018-2019 Annual Action Plan is the 4th year of implementing the Five-Year Consolidated Plan for 2015-2019. A draft of the 2018-2019 Annual Action Plan is included.


RECOMMENDATION: By motion following the first public hearing on July 16, 2018, staff recommends:

1. Continue acceptance of citizen comments and participation for the 2018-2019 Annual Action Plan to be incorporated in the final submission to HUD; and
2. Approve the adoption of the City of Goldsboro 2018-2019 Annual Action Plan, after the second public meeting scheduled for July 27, 2018 and at the end of the thirty-(30) day comment period scheduled to end August 6, 2018; and
3. Authorize the Mayor and staff to execute and file the Annual Action Plan, along with the required Certifications, the SF-424, and Grant Agreements that are required to receive CDBG and HOME funding for and on behalf of the City of Goldsboro, and to make minor changes to those documents where necessary.

Date: 7-11-18

  
Community Relations Director

Date: 7-11-18

  
City Manager

PUBLIC HEARING  
RECOMMENDED 2018-2019 ANNUAL ACTION PLAN  
HISTORIC CITY HALL - CITY COUNCIL REGULAR MEETING  
(COUNCIL CHAMBERS)  
July 16, 2018 - 7:00 pm

[illegible]



**City of Goldsboro  
Planning and Community Development Department  
Homebuyer Assistance Program Policy**

**PURPOSE**

The purpose of this policy is to establish specific guidelines and regulations necessary to assist eligible homebuyers with down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability.

**PROGRAM DESCRIPTION**

The City of Goldsboro will use HOME funds and program income to provided direct-subsidy assistance to low-to-moderated income individuals and families to become homebuyers. The City's Homebuyer Assistance program will provide down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability. This assistance will be provided directly to the homebuyer or passed thru from developer assistance from the City's designated CHDO Habitat for Humanity of Goldsboro-Wayne, Inc. in the form of 0% interest deferred second mortgage loans.

**\*It should be noted that eligibility does not necessarily ensure the receipt of financial assistance.**

**FUNDING SOURCE**

The HOME Investment Partnership Grant Program funds the Homebuyer Assistance Program. HOME is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act (HOME statute), as amended. HOME provides formula grants to States and localities, called PJs, in order to expand the supply of decent, safe, sanitary, and affordable housing available to low-income and very low-income residents. Eligible HOME-funded activities include the acquisition, construction or rehabilitation of rental or homeownership housing, homebuyer assistance, and tenant-based rental assistance.

The HOME-assisted homebuyer requirements set forth in Section 215 of the HOME statute are promulgated in the HOME rule found at 24 CFR Part 92. Specifically, 24 CFR 92.254, *Qualification as Affordable Housing: Homeownership*, states that in order for homeownership housing to qualify as affordable housing it must:

- Be single-family, modest housing,
- Be acquired by a low-income family as its principal residence, and
- Meet affordability requirements for a specific period of time as determined by the amount of assistance provided.

## **POLICY**

The City of Goldsboro has established the following guidelines to administer the Homebuyer Assistance Program as amended by council approval:

**1. Eligible Applicants:** Low/moderate income homebuyers with family incomes that do not exceed 80% of the Area Median Family Income for family size, and provided in conjunction with a (market) fixed-rate, 15 to 30 year conventional, FNMA, FHA, or VA first mortgage loans. The applicant(s) must also meet the following requirements:

- Have a signed purchase contract.
- Contribute a **minimum** of \$750 toward the purchase of the home. No amount spent over and above the required minimum contribution will be refunded at loan closing.
- Occupy the home as their principal residence.
- Have no primary ownership or interest in any other residential real estate.
- Be a current resident of the City of Goldsboro/Wayne County and a citizen or legal alien of the United States at the time of application.
- No outstanding judgments.
- Medical collections totaling \$1,000 or more must be on an approved payment plan in writing with a positive 6 month payment history. The same requirements will apply to non-medical collections.
- Charge-off account balances of \$1,000 or more must be on an approved payment plan in writing with a positive 6 month payment history.
- Chapter 7 Bankruptcy must be discharged for 24 months. Chapter 13 Bankruptcy must have written permission of Trustee to acquire new debt.
- Have net worth not exceeding \$20,000.
- Meet income to debt ratio of not more than 32/42.

2. **Eligible Areas:** Homes purchased must be located within the Goldsboro City limits.
3. **Eligible Properties:** To be eligible, the home purchased must meet the following guidelines:
  - Be located in a zoning district permitting residential use as determined by the Department of Planning and Community Development;
  - Meet standards of City's Minimum Housing Code; (which exceeds HQS Standards);
  - Be single-family, condominium, townhouse or FHA-approved modular home;
  - Purchase price cannot exceed 95% FHA 203 (b) Mortgage limit.

**NOTE: Prior to entering into a contract to acquire property using HOME funds, the homebuyer must comply with the following acquisition requirements of the Uniform Relocation Act (URA): (1) inform the owner that relocation assistance or benefits are not available to the owner, and (2) obtain from the seller the permission to contact and notify any tenant legally occupying the property of the assistance and benefits available under either the URA or the Residential Antidisplacement Plan (Section 104(d)).**

4. **Amounts Available:** Assistance will be provided in the form of a 0% deferred second mortgage loan, not to exceed \$30,000 but not less than \$1,000. Eligible borrowers whose combined household income is less than or equal to 60 % of the area median income may receive up to \$30,000 in assistance. For borrowers whose combined household income is between 61% and 80% of the area median income, the maximum amount of assistance is \$15,000. Additionally, each applicant may be eligible for closing costs and prepaid assistance, not to exceed 12.5% of the second mortgage loan amount. The closing costs and prepaid assistance will come from the City's required local match.
5. **Period of Affordability under Recapture Provision:** The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enables the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The City of Goldsboro will not require the original HOME-assisted homebuyer to sell the housing unit to another low-income homebuyer. The homebuyer can sell the property to any willing buyer during the period of affordability, with the understanding that the City's recapture provisions will be enforced.

The following table outlines the required minimum affordability periods.

<b>If the total HOME investment direct subsidy (recapture) in the unit is:</b>	<b>The period of affordability is:</b>
Under \$15,000	5 years
Between \$15,000 and 40,000	10 years
Over \$40,000	15 years

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

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

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

- 7. Termination:** Termination of assistance may occur for the following reasons:

- Any of the items to be delivered are not delivered within the time and in the form required by the City.
- Any representation made by the applicant in the Loan Application proves to be untrue or misleading in any material respect.
- Any portion of the project premises has been taken by condemnation or eminent domain or is subject to pending proceedings for such purpose.
- If the property being purchased by, a homebuyer does not appraise for an amount equal to or greater than the property sales price.
- If applicant is unable to secure a fixed rate first mortgage from an approved lender.
- If the applicant fails to complete the Homebuyer Education Course prior to loan closing dates.

- 8. Foreclosure:** In the event of foreclosure by the first mortgage lender, the affordability period will be suspended and will not be binding on that lender. The affordability restrictions shall be

revived according to the original terms if, during the affordability period the owner of record before the termination event, or any entity that includes the former owner or those with whom the former owner has or had family or business ties obtains and ownership interest in the property.

**9. Assumption by direct heir:** in the event of the death of the original homebuyer, a direct heir of the homebuyer may choose one of the following actions:

- Occupy the property and assume the terms of the Grant Agreement (provided the heir is approved by the City as meeting the eligibility criteria for the Homebuyer Assistance Program).
- Sell the property under the terms of the Grant Agreement.

If either of these two actions does not occur within one year of the original homebuyer's death, the estate or heirs of the homebuyer shall pay to the City the prorata amount of the Grant remaining at the time of the death of the homebuyer.

**10. Documents required for application and loan processing:**

- IRS 1040 tax forms for the past two years (signed)
- Verification of current family income (Income verification form(s)) and last two most recent pay-stubs
- Copy of signed purchase contract (buyer and seller signatures required)
- Loan Application from the first mortgage lender
- Copy of Good Faith Estimate of Closing Costs from first mortgage lender
- Current Appraisal of the property
- Notification to Owner of Voluntary Acquisition
- Applicant Agreement Form
- Proof of completion of Homebuyer Education course
- Additional information as required

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



**City of Goldsboro**  
**Planning and Community Development Department**  
**Homebuyer Assistance Program Procedures**

**PURPOSE**

The purpose of this policy is to establish specific guidelines and regulations necessary to assist eligible homebuyers with down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability.

**APPLICATION PROCESS**

The Community Development Specialist provides program information to any interested City resident who inquires by telephone or who visits the office seeking information. The Community Development Specialist explains program assistance, procedures and guidelines.

During the application process, the Community Development Specialist will verify the following:

- Applicant(s) meets income criteria
- Applicant(s) meets net worth requirements
- Applicant(s) has a signed purchase contract
- Dwelling has been inspected by Housing Rehabilitation Specialist, (any housing code violations must be corrected)
- Applicant(s) does not have ownership or interest in any other residential real estate property
- Applicant(s) has a copy of a Good Faith Estimate of Closing Costs from an approved lender
- Property is located within the City limits
- Property is in a zoning district allowing residential use
- Owner (seller) has been informed of voluntary acquisition requirements. (Refer to the Homebuyer Assistance Program Policy for the specific requirement).
- All credit issues are addressed according to the Home Ownership Assistance Program Policy and instructions given as to what must be done to proceed with application.



**\*\*\*In order to insure a timely closing, it is the applicant's responsibility to keep the Community Development staff apprised of their progress throughout the home buying process.**

The application and all supporting documentation are presented to the Community Development Office for staff review and recommendation of approval or denial.

**NOTE:** The overall intent of the program is to assist as many eligible clients as possible with affordable housing. Therefore, the maximum amount each applicant qualifies for by the lending institution should also directly reflect the maximum cost of housing the applicant seeks, based on household size. In essence, the difference between the maximum amount qualified for through the lending institution and the amount required to purchase a dwelling, based on household size, would be the amount of the deferred second mortgage.

### **NOTIFICATION OF APPROVAL**

**\*\*\*Program participants must attend homeownership counseling, prior to loan closing, in order for final approval to be completed.**

Once an applicant(s) is approved by the Community Development Office, notification will be forwarded to the lender. This correspondence informs the lender of the applicant's eligibility and commits a specific amount of assistance, not to exceed \$30,000 in the form of a deferred second mortgage. Additionally, eligible closing costs and prepaid assistance may be provided, not to exceed 12.5% of the second mortgage loan amount. A copy of this letter is also sent from the Community Development Office to the buyer and the real estate agent(s). The correspondence will outline the steps and procedures that will have to be undertaken prior to the closing occurring. If the seller is paying part of these closing costs, the amount paid by the seller should be deducted from the lender's estimated total prior to figuring the buyer's assistance.

If the applicant(s) does not qualify for the first mortgage, the application process ends and the applicant is notified in writing of the rejection.

### **INSPECTION**

After the application has been taken, eligibility established, and a contract written, the Housing Rehabilitation Specialist schedules an Inspection of the property. The property must meet standards of the City's Minimum Housing Code, which exceeds Housing Quality Standards (HQS) required by HUD. (Housing that is assisted with HOME funds, at a minimum, must meet Housing Quality Standards). If the home does not meet the standards of the City's Minimum Housing Code, it must be brought to code prior to purchase. Repairs may be made by the buyer or the seller.

### **APPRAISAL AND ENVIRONMENTAL REVIEW**

An appraisal and environmental review must be performed by the appropriate staff person or outside agent. Homes purchased using HOME funds must have an initial purchase price that does not exceed 95% of the median purchase price for the type of single-family housing (1-to 4 family residence, condominium unit, cooperative unit, etc.) for the area as determined by HUD.

## **CLOSING**

When the Community Development Specialist is notified by the real estate agent or lender of the closing attorney and date of closing, a copy of the closing package is requested from the lender, the Community Development closing package is prepared, and a check is requested from the Finance Department. The City's Community Development Coordinator or Community Development Specialist must receive sufficient notification, (i.e. at least ten business days), of the closing date in order to request and receive a check. The Community Development Specialist advises the closing attorney (in writing) of the check amount and the documents to be recorded. Additionally, the Community Development Coordinator or Community Development Specialist completes the necessary information in the IDIS system following the actual closing.

To request a check, the following shall be submitted to the Finance Department: (Copies to the file)

1. Copy of Purchase Contract
2. Commitment letter from lender

The Community Development closing package shall include the following: (Copies to the file)

1. Check
2. Deed of Trust
3. Promissory Note
4. Grant Agreement

Once the closing package has been prepared, the Community Development Specialist arranges for the closing attorney to receive it.

## **PROJECT CLOSE-OUT**

After the closing, the closing attorney provides the Community Development Specialist with the following:

1. Signed Promissory Note
2. Copy of the recorded Deed of Trust
3. Signed Grant Agreement
4. Copy of the Closing Statement, Hud-1
5. Copy of Termite Report

The Community Development Specialist places these documents in the project file.

# ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

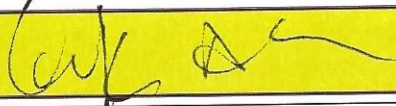
**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Goldsboro	DATE SUBMITTED 8-15-18

**Application for Federal Assistance SF-424****\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☐ New  
☒ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):****\* Other (Specify):****\* 3. Date Received:**

08/01/2018

**4. Applicant Identifier:**

56-6000228

**5a. Federal Entity Identifier:**

B-18-MC-0019

**5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:****\* a. Legal Name:** City of Goldsboro**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6000228

**\* c. Organizational DUNS:**

0915644190000

**d. Address:****\* Street1:** 200 N. Center Street**Street2:****\* City:** Goldsboro**County/Parish:****\* State:** NC: North Carolina**Province:****\* Country:** USA: UNITED STATES**\* Zip / Postal Code:** 27530-3623**e. Organizational Unit:****Department Name:**

Community Relations

**Division Name:**

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:****Prefix:** Mrs.**\* First Name:** Shycole**Middle Name:****\* Last Name:** Simpson-Carter**Suffix:****Title:** Community Relations Director**Organizational Affiliation:**

Not Applicable

**\* Telephone Number:** 919-580-4318**Fax Number:** 919-580-4388**\* Email:** ssimpson@goldsboronc.gov



**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grant (CDBG)

**\* 12. Funding Opportunity Number:**

Not Applicable

\* Title:

Not Applicable

**13. Competition Identification Number:**

Not Applicable

Title:

Not Applicable

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

CDBG program will create viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low-mod income.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

## Application for Federal Assistance SF-424

### 16. Congressional Districts Of:

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

### 17. Proposed Project:

\* a. Start Date:

\* b. End Date:

### 18. Estimated Funding (\$):

* a. Federal	<input type="text" value="339,336.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="8,802.00"/>
* g. TOTAL	<input type="text" value="348,138.00"/>

### \* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

### \* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

### Authorized Representative:

Prefix:  \* First Name:

Middle Name:

\* Last Name:

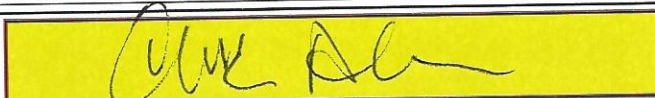
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

### Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☐ New  
☒ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

08/01/2018

**4. Applicant Identifier:**

56-6000228

**5a. Federal Entity Identifier:**

M-18-MC-0209

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

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City of Goldsboro

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6000228

**\* c. Organizational DUNS:**

0915644190000

**d. Address:**

**\* Street1:**

200 N. Center Street

**Street2:**

**\* City:**

Goldsboro

**County/Parish:**

**\* State:**

NC: North Carolina

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

27530-3623

**e. Organizational Unit:**

**Department Name:**

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**Division Name:**

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Mrs.

**\* First Name:**

Shycole

**Middle Name:**

**\* Last Name:**

Simpson-Carter

**Suffix:**

**Title:**

Community Relations Director

**Organizational Affiliation:**

Not Applicable

**\* Telephone Number:**

919-580-4318

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**\* Email:**

ssimpson@goldsboronc.gov



## Application for Federal Assistance SF-424

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C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

US Department of Housing and Urban Development (HUD)

### 11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

Home Investment Partnership (HOME)

### \* 12. Funding Opportunity Number:

Not Applicable

\* Title:

Not Applicable

### 13. Competition Identification Number:

Not Applicable

Title:

Not Applicable

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

The HOME program will create local partnerships for providing decent affordable housing to low-to-moderate income households as either renters, new homebuyers, or existing homeowners.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

## Application for Federal Assistance SF-424

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\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

### 17. Proposed Project:

\* a. Start Date:

\* b. End Date:

### 18. Estimated Funding (\$):

* a. Federal	<input type="text" value="228,922.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="4,048.00"/>
* g. TOTAL	<input type="text" value="232,970.00"/>

### \* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
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### \* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

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View Attachment

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☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

### Authorized Representative:

Prefix:

\* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed: