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 fifth and final year of the City's Five-year Consolidated Plan (2015-2020), which covers July 1, 2019 through June 30, 2020.

The City of Goldsboro Annual Action Plan serves two purposes. First, the Action Plan is a local strategic plan to address needs in the areas of community development, economic development, housing, education, poverty, healthcare, infrastructure, and homelessness. Second, the Action Plan serves as the grant application for projects funded under the CDBG and HOME programs and several other federal programs require that funding applications be consistent with an approved consolidated plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Annual Action Plan is integrated with contributions from individuals, community groups, public forums, and inter-governmental/departmental discussions during the planning process. Staff regularly attended community group and association meetings in the City limits throughout the year, which created partnerships, maintained 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 2019-2020 Action Plan include the following:

- 1. Rehabilitation of owner-occupied single family units
- 2. Acquisition, demolition, and clearance of dilapidated housing units
- 3. Improving and/or preserving communities in danger of slum and blight conditions
- 4. Construction of affordable housing through CHDO Activities
- 5. Providing homebuyer assistance for first-time homebuyers
- 6. Support projects or programs by non-profit organizations or for-profit corporations that benefit low-tomoderate-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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 2018-2019. 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

Summary from citizen participation section of plan.

The City of Goldsboro Community Relations Department meets 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 of Goldsboro's draft of the Annual Action Plan was available for public review and comment from May 17, 2019 to June 17, 2019. An advertisement was published in the Goldsboro News Argus on May 6, 2019, relative to the holding of a May 31, 2019 public meeting, the scheduling of a June 17, 2019 public hearing, and the thirty-day comment period review. A second advertisement was published on June 4, 2019 relative to rescheduling the May 31, 2019 public meeting to June 14, 2019 and the scheduling of a June 17, 2019 public hearing. Copies of the drafted Annual Action Plan were placed 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; and on the City's website at www.goldsboronc.gov.

Comments received at the June 14, 2019 public meeting and the June 17, 2019 public hearing are incorporated into this final 2019-2020 Annual Action Plan. Four citizens provided their input regarding restructuring CDBG and HOME funds within the recommended budget as it related to transitional housing, rehabilitation, and public services. Staff has received two comments from non-profit stakeholders in regards to Community Development Housing Organization (CHDO) funds, one pertaining to more homeownership and another in favor of allocation to increase affordable housing through multi-family housing.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Four citizens provided their input regarding restructuring CDBG and HOME funds within the recommended budget as it related to transitional housing, rehabilitation, and public services. These comments are similar in nature to the comments received during the June 14, 2019 public comment meeting. Staff has received two

comments from non-profit stakeholders in regards to Community Development Housing Organization (CHDO) funds, one pertaining to more homeownership and another in favor of allocation to increase affordable housing through mutli-family housing. Comments will be incorporated into the final submission of the FY19-20 Annual Action Plan.

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

The City of Goldsboro does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2019-2020 Action Plan. A thirty-(30) day comment period was held May 17, 2019 to June 17, 2019 with a public meeting being held on June 14, 2019 to discuss priorities and recommended budget for FY19-20 program year. On June 17, 2019 during the City Council's Regular Meeting, staff provided City Council with a preliminary presentation of the draft FY19-20 Annual Action Plan and budget recommendations, as well. In addition, a public hearing was held during the regular meeting to gather public input on the use of federal funds. All comments received during the outline citizen participation process have been accepted and incorporated within the final Annual Action Plan.

7. Summary

The 2019-2020 Annual Action Plan identifies key priorities and goals that would significantly improve low-tomoderate-income citizens of Goldsboro quality of life through vital housing and community development programs.

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

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

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

Agency Role	Name	Department/Agency	
CDBG Administrator	GOLDSBORO	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 2019-2020 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

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

1. Introduction

Goldsboro worked to identify priorities to maximize funds through periodic meetings with various City departments, housing providers, representatives from various public services agencies, and other entities with a potential interest in or knowledge of the Goldsboro's housing and non-housing community development issues.

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(I))

The City continues to work with numerous private and governmental health, mental health and service agencies to find opportunities to coordinate the support of low income residents and affordable housing. City department programs enhance nonprofit and governmental agencies with support to provide housing and services that promote quality of life. Such as the following:

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

These and other specific agencies received a direct email explaining the Community Needs Assessment questionnaire, which will be used to help determine top priorities and obtain data in preparation of the final submission of FY2019-2020 Annual Action Plan.

Within City government, the Community Relations staff must work closely with the following interdepartments: 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 will continue to provide opportunities for public, private, governmental and faith-based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing and providing needed services.

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

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

Through its work with the Continuum of Care, the Community Relations Department has a strong understanding of the needs of homeless and at-risk/imminently homeless families; and works to research additional resources for the housing or provision of services to chronically homeless individuals and families, families with children, veterans and unaccompanied youth.

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 City of Goldsboro does not receive ESG funds. The CoC receives funds through the Continuum of Care (CoC), the Down East Coalition to Eliminate Homelessness (Eastpointe) which develops allocations, administers HMIS, provides technical assistance to participating agencies and housing providers, and monitors grantee performance.

The CoC works with other CoCs throughout the state, including through its work with the North Carolina Coalition to End Homelessness. The CoC provides data regarding the number of and needs of homeless people, people at risk of homelessness and people imminently homeless. Allocations are based on the framework of needs, priorities, goals, and objectives developed through the CoC's needs assessment and the Five-Year Consolidated Planning cycle, as well as other grant guidelines. Currently, the top priorities include rapid rehousing, homeless prevention, emergency response and HMIS. The Homeless Management Information System (HMIS) is being used by providers on a statewide level. A local data evaluation analyst will provide training and technical assistance to users within the community.

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

1 Agency/Group/Organization	GOLDSBORO HOUSING AUTHORITY				
Agency/Group/Organization Type	Housing				
	PHA				
	Services - Housing				
	Services-Children				
	Services-Elderly Persons				
	Services-Persons with Disabilities				
	Services-Persons with HIV/AIDS				
	Services-homeless				
	Services-Employment				
	Service-Fair Housing				
What section of the Plan was addressed by Consultation?	Housing Need Assessment				
	Public Housing Needs				
	Homeless Needs - Chronically homeless				
	Homeless Needs - Families with children				
	Homelessness Needs - Veterans				
	Homelessness Needs - Unaccompanied youth				
	Homelessness Strategy				
	Non-Homeless Special Needs				
	Market Analysis				
	Anti-poverty Strategy				
	Opportunity Zones				
Briefly describe how the Agency/Group/Organization	The Housing Authority of the City of Goldsboro (HACG), sometimes reference as				
was consulted. What are the anticipated outcomes of the	Goldsboro Housing Authority, was consulted through one-on-one meetings and				
consultation or areas for improved coordination?	phone conversations. This partnership will continue over the cycle of this ConPlan				
	and Annual Action Plan. The anticipated outcomes are the production of new				
	affordable housing units, rehabilitation of current affordable housing units, and				
	economic opportunities for LMI residents.				

Table 2 – Agencies, groups, organizations who participated

2	Agency/Group/Organization	HABITAT FOR HUMANITY OF GOLDSBORO-WAYNE
	Agency/Group/Organization Type	Housing
		Services - Housing
		Service-Fair Housing
		Non-Profit Faith-Based Organization & CHDO
	What section of the Plan was addressed by	Housing Need Assessment
	Consultation?	Homeless Needs - Families with children
		Homelessness Strategy
		Market Analysis
		Anti-poverty Strategy
		Repair by Neglect Ordinance
	Briefly describe how the Agency/Group/Organization	The Habitat for Humanity of Goldsboro/Wayne (HFH) was consulted through email.
	was consulted. What are the anticipated outcomes of	HFH has been a CHDO for many years and the City anticipates the partnership will
	the consultation or areas for improved coordination?	continue over the cycle of this ConPlan and Action Plan. The anticipated outcomes
		will be the production of new affordable housing units and direct-subsidies through
		the Homebuyer Assistance program to eligible HFH loan applicants.
3	Agency/Group/Organization	WAYNE COUNTY
	Agency/Group/Organization Type	Housing
		Services - Housing
		Services-Children
		Services-Elderly Persons
		Services-Persons with Disabilities
		Services-Persons with HIV/AIDS
		Services-Victims of Domestic Violence
		Services-homeless
		Services-Health
		Services-Employment Services - Victims
		Health Agency Child Welfare Agency
		5
		Other government - County

	What section of the Plan was addressed by	Housing Need Assessment
	Consultation?	Public Housing Needs
		Homeless Needs - Chronically homeless
		Homeless Needs - Families with children
		Homelessness Needs - Veterans
		Homelessness Needs - Unaccompanied youth
		Homelessness Strategy
		Non-Homeless Special Needs
		Market Analysis
		Economic Development
		Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization	Various departments within the Wayne County government system were consulted
	was consulted. What are the anticipated outcomes of	through one-on-one meetings and phone conversations. The various departments
	the consultation or areas for improved coordination?	within the Wayne County government system and the city have always been great
		partners in decent affordable housing and community development programs.
		Partnership will continue over the cycle of this ConPlan and Action Plan. The
		anticipated outcome will be an increase in beds for transitional, emergency, and
		supportive housing, as well as supportive services.
4	Agency/Group/Organization	Wayne County Development Alliance
	Agency/Group/Organization Type	Services-Education
		Services-Employment
		Other government - County
		Other government - Local
		Planning organization
		Business and Civic Leaders
	What section of the Plan was addressed by	Market Analysis
	Consultation?	Economic Development
		Opportunity Zones
	Briefly describe how the Agency/Group/Organization	The Wayne County Development Alliance was consulted through one-on-one
	was consulted. What are the anticipated outcomes of	meetings and phone conversations. Partnership will continue over the cycle of this
	the consultation or areas for improved coordination?	ConPlan and Annual Action Plan. The anticipated outcomes will be to increase job
		training and placement for LMI residents.

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

	What section of the Plan was addressed by	Housing Need Assessment			
	Consultation?	Market Analysis			
		Economic Development			
		Underwriting			
	Briefly describe how the Agency/Group/Organization	BB&T Mortgage was consulted through one-on-one meetings and phone			
	was consulted. What are the anticipated outcomes of	conversations. The City will work closely with the Banking industry to address som			
	the consultation or areas for improved coordination?	of these issues and to encourage compliance with the Community Reinvestment			
	·	Act (CRA) regulations.			
7	Agency/Group/Organization	Wayne Community College			
	Agency/Group/Organization Type	Services-Education			
	What section of the Plan was addressed by	Non-Homeless Special Needs			
	Consultation?	Market Analysis			
		Economic Development			
		Anti-poverty Strategy			
		Workforce Development			
	Briefly describe how the Agency/Group/Organization	Wayne Community College was consulted through one-on-one meetings and phone			
	was consulted. What are the anticipated outcomes of	conversations. Partnership will continue over the cycle of this ConPlan and Annual			
	the consultation or areas for improved coordination?	Action Plan. The anticipated outcomes will be to increase educational and career			
		readiness services available to LMI residents.			
8	Agency/Group/Organization	Commission on Community Relations and Development			
	Agency/Group/Organization Type	Board and Commission of the City of Goldsboro			
	What section of the Plan was addressed by	Housing Need Assessment			
	Consultation?	Homeless Needs - Chronically homeless			
		Homeless Needs - Families with children			
		Homelessness Needs - Veterans			
		Homelessness Needs - Unaccompanied youth			
		Homelessness Strategy			
		Non-Homeless Special Needs			
		Market Analysis			
		Economic Development			
		Anti-poverty Strategy			
		Lead-based Paint Strategy			
		Opportunity Zones and Muli-family housing			

Briefly describe how the Agency/Group/Organization	During the Commission on Community Relations and Development meeting of June		
was consulted. What are the anticipated outcomes of	19, 2019, staff provided a preliminary presentation on the draft FY19-20 Annual		
the consultation or areas for improved coordination?	Action Plan and budget recommendations. Partnership will continue over the cycle		
	of this ConPlan and Annual Action Plan. The anticipated outcome will be to		
	increase outreach and services to persons and/or families that are LMI.		

Identify any Agency Types not consulted and provide rationale for not consulting

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Coro	Factoriate LNAF	The 2019-2020 Annual Action Plan was developed with consultation of members of the Continuum of Care Task
Continuum of Care	Eastpointe, LME	Force's leadership to ensure that goals of all strategic plans are in concert with one another.
	Llousing Authority of	The goals of the City and the Housing Authority of the City of Goldsboro is to provide safe, quality, and
2019-2024 PHA Plan	Housing Authority of the City of Goldsboro	affordable housing to low-income families, the elderly and disabled individuals. While encouraging personal
	the City of Goldsboro	responsibility and upward mobility of residents in partnership with other community organizations.
		The City of Goldsboro's current plan of action focuses on a "pivotal point" project that will entail the
	Goldsboro	construction of mixed income rental and homebuyer units, as well as substantial rehabilitation of current
Westend NRSA	Community Relations	housing stock in the Westend neighborhood. Combined with the Section 108 Loan the City will be seeking, the
	Department	overall goal is to increase private investment in the Westend neighborhood to transform the neighborhood's
		environs and needs in a holistic way. In addition, it will create jobs for low-to-moderate income individuals.
City of Goldsboro	Goldsboro Planning	The goals were developed collectively to provide public facilities and services to support future growth. While
Comprehensive Plan	Department	targeting several neighborhoods that are considered high priority areas within the City.
	•	Table 3 – Other local / regional / federal planning efforts

i able 3 – Other local / regional / federal planning efforts

Narrative (optional)

The consultation process for the 2019-2020 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 public service agencies. The City is closely involved in the housing development efforts of the Housing Authority of the City of Goldsboro Housing Authority, non-profit housing providers, and private developers. The Community Relations Department collaborates with the many within the economic development are 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 Community Relations Department meets 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 of Goldsboro's draft of the Annual Action Plan was available for public review and comment from May 17, 2019 to June 17, 2019. An advertisement was published in the Goldsboro News Argus on May 6, 2019, relative to the holding of a May 31, 2019 public meeting, the scheduling of a June 17, 2019 public hearing, and the thirty-day comment period review. A second advertisement was published on June 4, 2019 relative to rescheduling the May 31, 2019 public meeting to June 14, 2019 and the scheduling of a June 17, 2019 public hearing. Copies of the drafted Annual Action Plan were placed 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; and on the City's website at www.goldsboronc.gov.

Comments received at the June 14, 2019 public meeting and the June 17, 2019 public hearing are incorporated into this final 2019-2020 Annual Action Plan. Four citizens provided their input regarding restructuring CDBG and HOME funds within the recommended budget as it related to transitional housing, rehabilitation, and public services. Staff has received two comments from non-profit stakeholders in regards to Community Development Housing Organization (CHDO) funds, one pertaining to more homeownership and another in favor of allocation to increase affordable housing through multi-family housing.

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)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Hispanic Persons with disabilities Non- targeted/broad community Residents of Public and Assisted Housing	Four citizens spoke during the public hearing on June 17, 2019 at City Council Regular Schedule Meeting.	Four citizens provided their input regarding restructuring CDBG and HOME funds within the recommended budget as it related to transitional housing, rehabilitation, and public services. These comments are similar in nature to the comments received during the June 14, 2019 public comment meeting, see attached comments.	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 2019-2020 Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	•	Summary of	Summary of comments	URL (If
			response/attendance	comments received	not accepted	applicable)
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Hispanic Persons with disabilities Non- targeted/broad community Residents of Public and Assisted	Staff received two comments from non- profit stakeholders within the area of housing.	Comments were in regards to Community Development Housing Organization (CHDO) funds, one pertaining to more homeownership and another in favor of allocation to increase affordable housing through mutli- family housing.	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.	
	t c F a	targeted/broad community	housing.	favor of allocation to increase affordable housing	assessment of community needs for the 2018-2019 Action	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates FY 2019-2020 allocations to be \$328,479 in CDBG funds and \$214,732 in HOME funds. Additionally, the City will have available approximately \$34,363 in prior year CDBG funds and \$324,726 in prior year HOME funds (prior year balances as of May 1, 2019). The City will be requesting a 100% HOME Match Reduction for FY19-20 from HUD. Therefore, the City may not be required to provide local matching funds for FY19-20 HOME allocation. At least 70% of all CDBG funds spent will meet the low-moderate-income (LMI) benefit test within a three-year period as required.

Anticipated Resources

Program	Source	Uses of Funds	Expec	Expected Amount Available Year 1		Expected	Narrative Description	
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	328,479	3,120	34,363	365,962	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 2016-2017 Action Plan meet at least one of three national objectives and eligibility requirements of the program.

Program	Source Uses of Fund	Uses of Funds	Expec	ted Amoun	t Available Ye	ear 1	Expected	Narrative Description
	of		Annual	Program	Prior Year	Total:	Amount	
	Funds		Allocation:	Income:	Resources:	\$	Available	
			\$	\$	\$		Remainder	
							of ConPlan	
							\$	
HOME	public -	Acquisition						City HOME funds will be used to help
	federal	Homebuyer						renters, new homebuyers, or existing
		assistance						homeowners. The HOME Program is
		Homeowner						designed to provide affordable housing to
		rehab						low-to-moderate income families and
		Multifamily						individuals. Therefore, the program has
		rental new						rules about targeting program resources
		construction						and establishing applicant eligibility.
		Multifamily						
		rental rehab						
		New						
		construction						
		for ownership						
		TBRA	214,732	4,048	324,726	543,506	0	

Program	Source	Uses of Funds	Expec	ted Amoun	t Available Ye	ar 1	Expected	Narrative Description
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
Other	public - state	Admin and Planning Homeowner rehab Other						\$130,000 awarded by Membership through 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 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 was approved to assist with thirteen (13) homes impacted by Hurricane Matthew. The initial set-aside was \$150,000 for at least three houses (up to \$40,000 per house for repairs and \$10,000 per home for City admin. cost) for which we have received. The City will be funded an additional \$150,000 with each request of three (3) homes to NCHFA when the submission of reimbursement is completed. The additional \$130,000 (\$10,000 x 13 approved homes) will be used to improve low-to-moderate income households quality of life through vital housing and community development
			130,000	0	0	130,000	0	activities (direct and indirect costs).

Program	Source	Uses of Funds	Expec	ted Amoun	t Available Ye	ear 1	Expected	Narrative Description
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
Other	public - state	Homeowner rehab						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
			100,000	0	0	100,000	0	disabilities.

Table 5 - Expected Resources – Priority Table

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

The City also anticipates **\$196,899** 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 FY19-20. Therefore, the City may not be required to provide local matching funds for FY19-20 HOME allocation.** At least <u>70%</u> 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 Discussion No further discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort	Goal Name	Start	End	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome
Order		Year	Year					Indicator
1	Homeowner	2015	2020	Affordable	Goldsboro Scattered	Affordable Housing:	CDBG: \$3,120	Homeowner Housing
	Rehabilitation			Housing	Site Areas	Revitalization	HOME: \$0	Rehabilitated: 18
					Proposed Westend	Strategy (Westend	Essential Single-Family	Household Housing
					NRSA	and City-wide)	Rehabilitation Loan	Unit
						Elimination of	Pool -Disaster	
						Environmental	Recovery: \$130,000	
						Hazards	Urgent Repair:	
						Homelessness and	\$100,000	
						Special Needs		
2	Homebuyer	2015	2020	Affordable	Goldsboro Scattered	Affordable Housing:	HOME: \$90,000	Direct Financial
	Assistance			Housing	Site Areas	Homelessness and		Assistance to
				Homeless	Proposed Westend	Special Needs		Homebuyers: 4
					NRSA			Households Assisted
3	Public Facilities	2015	2020	Non-Housing	Goldsboro Scattered	Community	CDBG: \$240,000	Public Facility or
	& Improvements			Community	Site Areas	Development	HOME: \$0	Infrastructure
				Development	Proposed Westend		Essential Single-Family	Activities other than
					NRSA		Rehabilitation Loan	Low/Moderate
							Pool -Disaster	Income Housing
							Recovery: \$0	Benefit: 1536 Persons
							Urgent Repair: \$0	Assisted
4	Public Services	2015	2020	Non-Housing	Goldsboro Scattered	Affordable Housing:	CDBG: \$33,635	Public service
				Community	Site Areas	Community	HOME: \$0	activities other than
				Development	Proposed Westend	Development	Essential Single-Family	Low/Moderate
					NRSA	Public Services	Rehabilitation Loan	Income Housing
						Revitalization	Pool -Disaster	Benefit: 1680 Persons
						Strategy (Westend	Recovery: \$0	Assisted
						and City-wide)	Urgent Repair: \$0	Homelessness
						Homelessness and		Prevention: 5 Persons
						Special Needs		Assisted

Sort	Goal Name	Start	End	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome
Order		Year	Year					Indicator
5	CHDO Activity	2015	2020	Affordable	Goldsboro Scattered	Affordable Housing:	CDBG: \$0	Rental units
				Housing	Site Areas	Revitalization	HOME: \$432,033	constructed: 60
				Homeless		Strategy (Westend	Essential Single-Family	Household Housing
						and City-wide)	Rehabilitation Loan	Unit
						Homelessness and	Pool -Disaster	Homeowner Housing
						Special Needs	Recovery: \$0	Added: 3 Household
							Urgent Repair: \$0	Housing Unit
6	Economic	2015	2020	Non-Housing	Goldsboro Scattered	Affordable Housing:	CDBG: \$23,511	Jobs created/retained:
	Development			Community	Site Areas	Community	HOME: \$0	23 Jobs
				Development	Proposed Westend	Development	Essential Single-Family	
					NRSA	Homelessness and	Rehabilitation Loan	
						Special Needs	Pool -Disaster	
							Recovery: \$0	
							Urgent Repair: \$0	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation
	Goal	The City will use \$3,120 of CDBG Program Income funds to support the \$100,000 from the Urgent Repair Program to assist very-
	Description	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.
		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.
		In addition, to funds from 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 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 was approved to assist with thirteen (13) homes impacted by Hurricane Matthew. The initial set-aside was \$150,000 for at least three houses (up to \$40,000 per house for repairs and \$10,000 per home for City admin. cost) for which we have received. The City will be funded an additional \$150,000 with each request of three (3) homes to NCHFA when the submission of reimbursement is completed. The additional \$130,000 (\$10,000 x 13 approved homes) will be used to improve low-to-moderate income households' quality of life through vital housing and community development activities (direct and indirect costs).

2	Goal Name	Homebuyer Assistance
	Homebuyer Assistance has been allocated \$30,000 of FY19-20 HOME funds to provide direct-subsidy assistance to low -mod	
	Description	income individuals and families to become homebuyers and increase the supply of affordable housing. Staff recommends increasing this amount from \$30,000 to \$90,000 to provide at least three eligible low -mod income individuals or families with the pre-disaster fair market value, less any duplication of benefits, as down payment assistance to purchase replacement housing. This gap financing will be provided to households purchasing a more expensive home in Goldsboro, up to the amount by which the new home price exceeds the buy-out purchase amount not to exceed \$25,000. The proposed increase of \$60,000 would be redirected from CHDO funds.
3	Goal Name	Public Facilities & Improvements
	Goal	Public Facilities & Improvements has been allocated \$239,148 of FY19-20 CDBG and \$10,852 of Prior Year CDBG funds to be
	Description	utilized towards the debt service of the WA Foster Center (\$150,000) and (\$100,000) to address storm drainage issues within a low-to-moderate income census tract area. However, staff proposes decreasing the \$239,148 of FY19-20 CDBG to \$229,148 to redirect \$10,000 to Public Services. This will allow for \$150,000 for debt services of the WA Foster Center and \$90,000 to address storm drainage issues within a low-to-moderate income census tract area. The newly constructed recreational center (WA Foster Recreational Center) is located within a low/mod census area (Census Tract 15; Block Group 2).

4	Goal Name	Public Services
	Goal Description	The City of Goldsboro annually sets aside a portion (15%) of its Community Development Block Grant entitlement to fund public service activities provided by local community based organizations and/or non-profits for the benefit of low-to-moderate income residents. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses.
		Public Services has been allocated \$23,635 of FY19-20 CDBG funds to strengthen communities by addressing the needs of specific populations through funding projects or programs by non-profit organizations or for-profit corporations that meet CDBG program national objectives as identified by HUD and benefit LMI residents of the City. Staff proposes \$10,000 from Public Facilities & Improvements be reallocated to Public Services to increase allocated funds from FY19-20 to be \$33,635 to enable the requests below:
		Agencies to be Funded:
		Wayne Action Teams for Community Health (WATCH) - \$10,000 - The WATCH Program mobile unit provides free or reduce cost health services to uninsured individuals and families.
		Wayne Initiative for School Health (WISH) - \$10,000 - The WISH Program provides non-profit school-based centers within schools located in low-mod areas that provide affordable, accessible physical and mental health services to adolescents from low-to-moderate income households. The following low-mod area schools are Carver Heights Elementary and Dillard Middle Census Tract 15; Block Group 2, School Street Elementary Census Tract 20; Block Group 1, Wayne Middle/High Academy (program main site) Census Tract 18; Block Group 2.
		Mephibosheth Project Inc The Mission Is Possible (MPI) - \$5,000 - Re-entry Program to direct resources towards returning citizens of Goldsboro in an effort to reduce the ever-growing rate of recidivism by providing a strong and stable support system that will help to redirect returning citizens toward a path of purpose, productivity, and reduce crime. HGDC Community Crisis Center - \$2,000 - Homelessness Program providing community-based intervention to address the needs of homeless individuals and families with emergency and supportive housing.
		School Street Early Learning Center - \$6,635 - Kindergarten Bootcamp Program is aimed to helping children from low-to- moderate income households with school readiness during summer transition period through early learning opportunities for kindergarten.

5	Goal Name	CHDO Activity				
	Goal	Community Housing Development Organizations (CHDO) has been allocated \$163,259 of FY19-20 HOME, \$4,048 of HOME				
	Description	Program Income, and \$324,726 of HOME Prior Years funds to projects that are owned, developed, or sponsored by a nonpro				
		that qualifies as a CHDO as defined at 24 CFR §92.2. Types of development activities - projects that involved acquisition,				
		rehabilitation, and/or new construction of housing for sale or rent to low-income families.				
		As previously stated, \$60,000 is proposed to be reallocated to Homebuyer Assistance for at least three eligible LMI individuals or				
		families with the pre-disaster fair market value, less any duplication of benefits, as down payment assistance to purchase				
		replacement housing. This would change the allocated amount for CHDO to \$103,259 of FY19-20 HOME, \$4,048 of HOM				
		Program Income, and \$324,726 of HOME Prior Years funds.				
6	Goal Name	Economic Development				
	Goal	Economic Development has been allocated \$23,511 of CDBG Prior Year funds to support the City of Goldsboro Summer Youth				
	Description	Employment Initiative Program (SYEI) during the summer of 2019. As part of the SYEI program, youth employees will work for				
		six weeks within one of two designated track sessions for sixteen (16) hours per week. They will also participate in soft skills				
		trainings and excursions for four hours per week on Wednesdays. Training will be provided by Wayne Community College to				
		enhance youth employees' workforce readiness and financial literacy skills. Excursions will include Meet & Greet, Industry &				
		Business Tour facilitated by Wayne County Development Alliance, and a Day Visit to Beaufort. The City has allocated \$22,764				
		from General Funds to assist with the funding of the program this summer.				

Projects

AP-35 Projects - 91.220(d)

Introduction

The City of Goldsboro will offer the following projects, programs and activities in order to meet the goals established in the Annual Action Plan.

Projects

Project Name
Homeowner Rehabilitation
Homebuyer Assistance
Public Facilities & Improvements
Public Services
CHDO Activity
Economic Development
CDBG & HOME Program Admin

Table 7 - 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 forty-six (46%) of the total allocation of funding, including both CDBG and HOME sources, is directed to affordable housing activities. Forty-two (42%) 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. Twelve (12%) 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-38 Project Summary

Project Summary Information

1	Project Name	Homeowner Rehabilitation
	Target Area	Goldsboro Scattered Site Areas
		Proposed Westend NRSA
	Goals Supported	Homeowner Rehabilitation
	Needs Addressed	Affordable Housing:
		Revitalization Strategy (Westend and City-wide)
		Elimination of Environmental Hazards
		Homelessness and Special Needs
	Funding	CDBG: \$3,120
		Essential Single-Family Rehabilitation Loan Pool -Disaster Recovery: \$130,000
		Urgent Repair: \$100,000
	Description	Funds will be used to conduct variety of housing programs throughout the City
		of Goldsboro and Proposed Westend NRSA. Activity costs incurred may
		include, but are not limited to, roof repair/replacement; electrical and
		plumbing repairs; handicapped modifications; interior and exterior structural
		repairs; heating and cooling systems replacements; and all minimum housing
		code violations.
	Target Date	6/30/2020
	Estimate the number	It is anticipated that a minimum of 18 LMI households will be assisted with the
	and type of families that	combine resource allocated to this project.
	will benefit from the	
	proposed activities	
	Location Description	Available to eligible owner occupied homeowners with housing units located
		within the city limits of Goldsboro through the CDBG program and/or Wayne
		County through the Urgent Repair Program and Essential Single-Family
		Rehabilitation Loan Pool -Disaster Recovery Program.

	Diannad Activities	The City will use \$2,120 of CDBC Breatton became finds to success the
	Planned Activities	The City will use \$3,120 of CDBG Program Income funds to support the \$100,000 from the Urgent Repair Program 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. 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 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; and all minimum housing code violations. In addition, to funds from 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 owner-occupied homes impacted 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 was approved to assist with thirteen (13) homes impacted by Hurricane Matthew. The initial set-aside was \$150,000 for at least three houses (up to \$40,000 per house for repairs and \$10,000 per home for City admin. cost) for which we have received. The City will be funded an additional \$1
2	Project Name	Homebuyer Assistance
-	Target Area	Goldsboro Scattered Site Areas
		Proposed Westend NRSA
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing:
		Revitalization Strategy (Westend and City-wide)
		Homelessness and Special Needs
	Funding	HOME: \$74,048

Description	The City of Goldsboro will use HOME funds and program income to provided direct-subsidy assistance to low-to-moderate income individuals and families to become homebuyers. It is the City's intent to increase the supply of affordable housing units over an extended period of time. The City's Homebuyer Assistance program will provide up to \$30,000 in down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability.
Target Date	6/30/2020
Estimate the number and type of families th will benefit from the proposed activities	It is anticipated that a minimum of 4 LMI individuals or families will be assisted with the combine resource allocated to this project.
Location Description	Within the city limits of Goldsboro available to LMI individuals or families purchasing housing units as owner-occupied.
Planned Activities	 Homebuyer Assistance has been allocated \$30,000 of FY19-20 HOME funds to provide direct-subsidy assistance to low -mod income individuals and families to become homebuyers and increase the supply of affordable housing. Staff recommends increasing this amount from \$30,000 to \$90,000 to provide at least three eligible low -mod income individuals or families with the predisaster fair market value, less any duplication of benefits, as down payment assistance to purchase replacement housing. This gap financing will be provided to households purchasing a more expensive home in Goldsboro, up to the amount by which the new home price exceeds the buy-out purchase amount not to exceed \$25,000. The proposed increase of \$60,000 would be redirected from CHDO funds. 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.
3 Project Name	Public Facilities & Improvements
Target Area	Goldsboro Scattered Site Areas
Goals Supported	Public Facilities & Improvements
Needs Addressed	Community Development
Funding	CDBG: \$240,000
Description	This activity is designed to improve the overall infrastructures within low-mod census tract areas within the City limits. Types of Public Facilities & Improvement projects, but not limited to curbing, gutters, and sidewalks along the City's right-of-ways, installation of municipal water and wastewater lines, construction and improvement to sidewalks, and improvements to public parks within low-mod census tract areas.
Target Date	6/30/2020
Estimate the number	It is anticipated that 1,536 LMI individuals within the LMA will be benefit from
and type of families the will benefit from the	
proposed activities	

	Location Description	The newly constructed recreational center (WA Foster Recreational Center) is
		located within a low/mod census area (Census Tract 15; Block Group 2) which
		is located at Mina Weil Park, House Street, Goldsboro, NC
	Planned Activities	Public Facilities & Improvements has been allocated \$239,148 of FY19-20 CDBG
	Figure Activities	and \$10,852 of Prior Year CDBG funds to be utilized towards the debt service
		of the WA Foster Center (\$150,000) and (\$100,000) to address storm drainage
		issues within a low-to-moderate income census tract area. However, staff
		proposes decreasing the \$239,148 of FY19-20 CDBG to \$229,148 to redirect
		\$10,000 to Public Services. This will allow for \$150,000 for debt services of the
		WA Foster Center and \$90,000 to address storm drainage issues within a low-
		to-moderate income census tract area.
4	Project Name	Public Services
-	Target Area	Goldsboro Scattered Site Areas
		Proposed Westend NRSA
	Goals Supported	Public Services
		Economic Development
		Affordable Housing:
		Community Development
		Public Services
		Revitalization Strategy (Westend and City-wide)
		Homelessness and Special Needs
	Funding	CDBG: \$33,635
	Description	The City of Goldsboro annually sets aside a portion (15%) of its Community
		Development Block Grant entitlement to fund public service activities provided
		by local community based organizations and/or non-profits for the benefit of
		low-to-moderate income residents. Eligible activities include, but not limited
		to youth services, employment, crime prevention, child-care, health services,
		housing counseling, and services for battered and abused spouses.
Target Date 6/30/2020		6/30/2020
	Estimate the number	It is anticipated that 1,680 LMI individuals within the LMA and a minimum of 5
	and type of families that	LMI individual households will be benefit from the combine resource allocated
	will benefit from the	to this project.
proposed activities		
	Location Description	Within the city limits of Goldsboro for the benefit of low-to-moderate income
		residents who participate within one of the public service activities provided by
		local community based organizations and/or non-profits.

	Planned Activities	Public Services has been allocated \$23,635 of FY19-20 CDBG funds to strengthen communities by addressing the needs of specific populations through funding projects or programs by non-profit organizations or for-profit corporations that meet CDBG program national objectives as identified by HUD and benefit LMI residents of the City. Staff proposes \$10,000 from Public Facilities & Improvements be reallocated to Public Services to increase allocated funds from FY19-20 to be \$33,635 to enable the requests below: Agencies to be Funded: Wayne Action Teams for Community Health (WATCH) - \$10,000 - The WATCH Program mobile unit provides free or reduce cost health services to uninsured individuals and families. Wayne Initiative for School Health (WISH) - \$10,000 - The WISH Program provides non-profit school-based centers within schools located in low-mod areas that provide affordable, accessible physical and mental health services to adolescents from low-to-moderate income households. The following low-mod area schools are Carver Heights Elementary and Dillard Middle Census Tract 15; Block Group 2, School Street Elementary Census Tract 20; Block Group 1, Wayne Middle/High Academy (program main site) Census Tract 18; Block Group 2. Mephibosheth Project Inc The Mission Is Possible (MPI) - \$5,000 - Re-entry Program to direct resources towards returning citizens of Goldsboro in an effort to reduce the ever-growing rate of recidivism by providing a strong and stable support system that will help to redirect returning citizens toward a path of purpose, productivity, and reduce crime. HGDC Community Crisis Center - \$2,000 - Homelessness Program providing community-based intervention to address the needs of homeless individuals and families with emergency and supportive housing. School Street Early Learning Center - \$6,635 - Kindergarten Bootcamp Program is aimed to helping children from low-to-moderate income households with school readiness during summer transition period through early learning opportunities for kindergarte
5	Project Name	CHDO Activity
	Target Area	Goldsboro Scattered Site Areas
	iaiget Alea	Proposed Westend NRSA
	Goals Supported	Homebuyer Assistance
	Soals Supported	CHDO Activity
	Needs Addressed	Affordable Housing:
		Revitalization Strategy (Westend and City-wide)
		Homelessness and Special Needs
	Funding	HOME: \$124,981
	Description	Community Housing Development Organizations (CHDO) are nonprofit
		organizations whose purpose is to provide decent and affordable housing for
		low-to-moderate-income individuals and/or families. The City is required to
		set aside a minimum of (15%) of its HOME funds for CHDO activities that focus
		on housing development activities in which qualified CHDOs are the owners,
		developers and/or sponsors of the housing.
	Target Date	6/30/2020
	5	· · ·

	Estimate the number	It is anticipated that a minimum of 63 LMI individuals or families will be	
	and type of families that	assisted with the combine resource allocated to this project.	
	will benefit from the		
	proposed activities		
	Location Description	Within the city limits of Goldsboro for projects that involved acquisition,	
	Location Description	rehabilitation, and/or new construction of housing for sale or rent to low-	
		income families.	
	Planned Activities	Community Housing Development Organizations (CHDO) has been allocated	
		\$163,259 of FY19-20 HOME, \$4,048 of HOME Program Income, and \$324,726 of HOME Prior Years funds to projects that are owned, developed, or sponsored by a nonprofit that qualifies as a CHDO as defined at 24 CFR §92.2. Types of development activities - projects that involved acquisition, rehabilitation, and/or new construction of housing for sale or rent to low-income families.	
		As previously stated, \$60,000 is proposed to be reallocated to Homebuyer	
Assistance for at least three eligible LMI individuals or famili		Assistance for at least three eligible LMI individuals or families with the pre-	
		disaster fair market value, less any duplication of benefits, as down payment	
		assistance to purchase replacement housing. This would change the allocated	
		amount for CHDO to \$103,259 of FY19-20 HOME, \$4,048 of HOME Program	
		Income, and \$324,726 of HOME Prior Years funds.	
6 Project Name Economic Development			
	Target Area	Goldsboro Scattered Site Areas	
		Proposed Westend NRSA	
	Goals Supported	Economic Development	
	Needs Addressed	Community Development	
		Revitalization Strategy (Westend and City-wide)	
	Funding	CDBG: \$23,511	
	Description	There are many benefits of work-based learning for the student and the employer. Students use internships to determine if they have an interest in a particular career, to create a network and to gain valuable work experience. From an employer perspective, the commitment to hire one youth creates an opportunity to prepare and train future employees, improve employee retention and increase employer visibility in education. By supporting our youth with a summer job, we are not just helping them, but also investing in the long term future health of our community.	
	Target Date	6/30/2020	
	Estimate the number	A minimum of 23 LMI youth employees will be employed from the combine	
	and type of families that	resource allocated to this project.	
	will benefit from the		
	proposed activities		
	Location Description	All employment opportunities will be within the city limits of Goldsboro.	

	Planned Activities	Economic Development has been allocated \$23,511 of CDBG Prior Year funds to support the City of Goldsboro Summer Youth Employment Initiative Program (SYEI) during the summer of 2019. As part of the SYEI program, youth employees will work for six weeks within one of two designated track sessions for sixteen (16) hours per week. They will also participate in soft skills trainings and excursions for four hours per week on Wednesdays. Training will be provided by Wayne Community College to enhance youth employees' workforce readiness and financial literacy skills. Excursions will include Meet & Greet, Industry & Business Tour facilitated by Wayne County Development Alliance, and a Day Visit to Beaufort. The City has allocated \$22,764 from General Funds to assist with the funding of the program this summer.
7	Project Name	CDBG & HOME Program Admin
	Target Area	Goldsboro Scattered Site Areas
	<u> </u>	Proposed Westend NRSA
	Goals Supported	Homeowner Rehabilitation
		Homebuyer Assistance
		Public Facilities & Improvements Public Services
		CHDO Activity
		Economic Development
	Needs Addressed	Affordable Housing:
		Community Development
		Public Services
		Revitalization Strategy (Westend and City-wide)
		Elimination of Environmental Hazards
		Homelessness and Special Needs
	Funding	CDBG: \$65,696
		HOME: \$15,878
	Description	Administrative costs that are necessary for program planning and management
		of the CDBG and HOME programs are charged to program administration. The
		Planning and Community Development Department is responsible for ensuring
		program implementation in compliance with national objectives of both
		programs as well as adherence to state and local requirements.
	Target Date	6/30/2020
	Estimate the number	
	and type of families that	
	will benefit from the	
	proposed activities	
	Location Description	

Planned Activities	nned Activities The Community Relations Department is responsible for ensuring program	
Tialified Activities		
	implementation in compliance with national objectives of both programs as	
	well as adherence to state and local requirements.	
	Reasonable administrative and planning costs include, but are not limited to:	
	 General management, oversight and coordination 	
	Salaries, wages and related costs of the participating jurisdiction's staff	
	 Monitoring progress and compliance with program requirements 	
	Preparing reports and other documents related for submission to HUD	
	 Coordination of audit and monitoring findings resolutions 	
	 Evaluation of program results against stated objectives 	
	 Travel costs incurred for official business in carrying out the program 	
	Administrative services performed under third party contracts or	
	agreements	
	 Capacity building and training activities for staff and non-profits 	
	• Fair housing and activities to affirmatively further fair housing	
	HUD regulations permit the City to use up to twenty (20) percent of the CDBG	
	grant and up to ten (10) percent of its HOME grant for reasonable	
	administrative and planning costs.	

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 35,197 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.

Geographic Distribution

Target Area	Percentage of Funds	
Goldsboro Scattered Site Areas	70	
Proposed Westend NRSA	30	
Table 9 Coographic Distribution		

Table 8 - 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 and moderate income benefit.

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

Designating a community as a Neighborhood Revitalization Strategy Area (NRSA) allows it to be targeted for more intensive comprehensive economic development. In addition, an NRSA designation will allow CDBG funds to be used for expenditures that are more flexible and provide gap financing for the Westend

project. The NRSA process will provide a detailed assessment of the neighborhood's current economic status and provide benchmarks for future improvements. The duration of the Strategy will be five (5) years and integrated into the One Year Action Plan and Consolidated Annual Performance Evaluation Reports as components of the Community Development Department's activities.

Discussion

No further discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported				
Homeless	25			
Non-Homeless	40			
Special-Needs	3			
Total	68			

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through					
Rental Assistance	0				
The Production of New Units	84				
Rehab of Existing Units	12				
Acquisition of Existing Units	4				
Total	100				

Table 10 - 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).

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

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

It should be noted that the City of Goldsboro does not manage public housing units; however, a large portion of the County's inventory is located within the City limits. The City has two public housing agencies responsible for this function: Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority. Both public housing authorities received funding for their housing activities, projects, and funds to modernize and repair their public housing units. The City is committed to coordinating and optimizing the efforts of the public housing authorities within this 2019-2020 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:

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.

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

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

Discussion

No further discussion.

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

Introduction

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

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

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

Eastpointe LME is the lead agency for the Continuum of Care, the Down East Coalition to Eliminate Homelessness, and services the Goldsboro/Wayne county area as well as Lenoir, Sampson, and Duplin counties. Since 2010, the City has been an active member; whereas the Community Relations Director is the City liaison on the Continuum of Care Task Force. During the 2019-2020 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 through 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 address these needs:

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

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

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

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

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

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

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

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

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

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

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

Discussion

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 2019-2020 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.

As part of the certification to affirmatively further fair housing, HUD requires the City to conduct an analysis of impediments to fair housing choice within its jurisdiction and take appropriate actions to overcome the effects of any impediments identified through that analysis. The current Analysis of Impediments (AI) was completed in the Fall of 2015. The City will be updated the AI within this grant cycle.

Discussion:

No further discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

The City will also provide \$432,033 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 \$90,000 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 (Eastpointe), and other Community-Based Organizations (CBO) have put into practice a partnership strategically designed to

support a holistic approach to poverty reduction with activities that focus on human services, affordable housing, and economic development. These activities include the following:

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

Actions planned to develop institutional structure

The City of Goldsboro will continue to seek opportunities to partner with other agencies and non-profit organizations to overcome the gaps in service delivery. The City will work with the Down East Coalition (Eastpointe) to coordinate the efforts to reduce the number of homeless individuals. The City will also seek funding to provide housing solutions to reduce the number of homeless.

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

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

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

The coordination process provides for stakeholder agencies and all interested parties to analyze and discuss local housing needs, priorities, and program strategies. As explained above, the Community Relations Department has served as the facilitating agency for this local process. 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 notfor-profits to increase leveraging potential;
- Publicly market the City's assets and aggressively leverage other financial support;
- Work with developers to achieve acceptable environmental standards while not compromising the health and safety of the public

Discussion:

No further discussion.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities

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(I)(2)

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

The City of Goldsboro will use the HUD Recapture Provisions for its Homebuyer Assistance program to ensure that the amount of HOME funds provided directly to homebuyers are imposed for the duration of the period of affordability and are mandated to recapture provisions per 24 CFR 92.253(a)(5)(ii). This

0

restriction is enforceable by a written Grant Agreement, Promissory Note, and Deed of Trust with the homebuyer. If the original homebuyer remains in the home for the full period of affordability, no recapture provisions apply. However, if the premises are sold, cease to be the Homebuyer's primary residence, or there is any change in the title during the term of the Grant Agreement, Promissory Note and Deed of Trust, which commences upon the Completion Date, or the Homebuyer is not in substantial compliance with the Grant Agreement, Promissory Note and Deed of Trust and Mortgage, the City of Goldsboro will recapture the full HOME direct-subsidy assistance, which will be the amount remaining on the affordability period at time recapture is trigger; to include, any payments made or pro rata reduction amount applied during the affordability period.

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

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

- 1. **Period of Affordability under Recapture Provision**: The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enables the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The City of Goldsboro will not require the original HOME-assisted homebuyer to sell the housing unit to another low-income homebuyer. The homebuyer can sell the property to any willing buyer during the period of affordability, with the understanding that the City's recapture provisions will be enforced.
- 2. Repayment: Repayment of the Homebuyer assistance deferred second mortgage loan is on a pro rata reduction basis, 20 percent annually for a deferred loan less than \$15,000 and 10 percent annually for a deferred loans \$15,000-\$40,000 if the homeowner owns and occupies the house as the primary residence for the required affordability period. Forgiveness of the full amount of assistance will only occur if the homeowner occupies and retains the property for the full affordability period. No interest shall accumulate on this loan during the affordability period.

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

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows: Only the Recapture Option is used (see narrative, above). In the event that it is determined to be appropriate to use the Resale Option, the City will submit proposed resale terms consistent with the HOME regulations to the local HUD Office, and seek authorization to proceed.
- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

Monitoring: The City of Goldsboro Community Relations 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 Relations 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 Relations Department 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.

ASSURANCES - CONSTRUCTION PROGRAMS

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:

- 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.
- 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.
- 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.

- 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 nondiscrimination. 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 statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97) Prescribed by OMB Circular A-102

- 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.
- 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.
- 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.
- 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).

- 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.
- 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).
- 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."
- 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
Coller De	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Goldsboro	07/15/2019

SF-424D (Rev. 7-97) Back

OMB Number: 4040-0004

Expiration Date: 10/31/2019

Application for	Federal Assista	ince S	F-424				
* 1. Type of Submiss					Revision, select appropriate letter(s):		
	ected Application		levision				
* 3. Date Received:			licant Identifier.	_			
07/15/2019		56-60	000228	_			
5a. Federal Entity Ide M-19-MC-0209	entifier:				5b. Federal Award Identifier:		
State Use Only:				11			
6. Date Received by	State:	_	7. State Application	Ide	ntifier:		
8. APPLICANT INFO	ORMATION:						
* a. Legal Name: C	ity of Goldsbo	ro					
* b. Employer/Taxpay	yer Identification Num	ber (Ell	N/TIN):	ŀ	c. Organizational DUNS:		
56-6000228					0915644190000		
d. Address:							
* Street1:	200 N. Center	Stree	t				
Street2:							
* City:	Goldsboro						
County/Parish:							
* State:				_	NC: North Carolina		
Province:				_			
* Country:					USA: UNITED STATES		
* Zip / Postal Code:	27530-3623	_					
e. Organizational U	nit:			_			
Department Name:				D	livision Name:		
Community Relat	ions				Community Development		
f. Name and contact	t information of per	rson to	be contacted on ma	ttei	rs involving this application:		
Prefix: Mrs.	•		* First Name:		Shycole		
Middle Name:]		
* Last Name: Simp	pson-Carter						
Suffix:							
Title: Community 1	Relations Direc	ctor					
Organizational Affiliation	on:						
Not Applicable							
* Telephone Number:	919-580-4318				Fax Number: 919-580-4388		
* Email: ssimpson@	@goldsboronc.go	v					

P

2 E

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:
14.239
CFDA Title:
Home Investment Partnership (HOME)
* 12. Funding Opportunity Number:
Not Applicable
' Title:
Not Applicable
13. Competition Identification Number:
Not Applicable
Title:
Not Applicable
4. 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-
noderate income households as either renters, new homebuyers, or existing homeowners.
ttach supporting documents as specified in agency instructions.
Add Attachments Delete Attachments View Attachments

1.11

Application for Federal Assistance SF-424								
16. Congressional Districts Of:								
* a. Applicant	First	* b. Program/Project First						
Attach an add	tional list of Program	roject Congressional Districts if needed.						
		Add Attachment Delete Attachment View Attachment						
17. Proposed	Project:							
* a. Start Date	07/01/2019	* b. End Date: 06/30/2020						
18. Estimated	I Funding (\$):							
* a. Federai		214,732.00						
* b. Applicant		0.00						
* c. State		0.00						
* d. Local		0.00						
* e. Other		0.00						
* f. Program In	come	4,048.00						
* g. TOTAL		218,780.00						
a. This ap	* 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.							
Yes	* 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							
herein are tru comply with a subject me to ** I AGRE	 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:	Mr.	* First Name: Chuck						
Middle Name:								
* Last Name:	Allen							
Suffix:								
* Title: Ma	yor							
* Telephone Number: 919-580-4330 Fax Number:								
* Email: chuck	* Email: chuckallen@goldsboronc.gov							
* Signature of A	uthorized Representa	/e: (Cluck from * Date Signed: 07/15/2019	ד					

OMB Number: 4040-0004

Expiration Date: 10/31/2019

Application for Federal Assistance SF-424								
* 1. Type of Submiss	ion:	* 2. Type of Appl	lication:	* If Revision, select appro	priate letter(s):			
Preapplication		New	[
Application		Continuatio	on	* Other (Specify):				
Changed/Corre	ected Application	Revision	[
* 3. Date Received:	* 3. Date Received: 4. Applicant Identifier:							
07/15/2019		56-6000228						
5a. Federal Entity Ide	entifier:			5b. Federal Award Ide	entifier:			
B-19-MC-0019								
State Use Only:								
6. Date Received by	State:	7. State	Application I	dentifier:				
8. APPLICANT INFO	ORMATION:							
* a. Legal Name: C	ity of Goldsbo	ro						
* b. Employer/Taxpay	er Identification Nun	nber (EIN/TIN):		* c. Organizational DL	JNS:			
56-6000228				0915644190000				
d. Address:								
* Street1:	200 N. Center	Street						
Street2:								
* City:	Goldsboro							
County/Parish:								
* State:				NC: North Car	olina			
Province:								
* Country:				USA: UNITED S	TATES			
* Zip / Postal Code:	27530-3623							
e. Organizational U	nit:							
Department Name:				Division Name:				
Community Relat	ions			Community Devel	opment			
f. Name and contact	t information of pe	rson to be conta	acted on ma	tters involving this ap	plication:			
Prefix: Mrs. * First Name: Shycole								
Middle Name:								
* Last Name: Simpson-Carter								
Suffix:								
Title: Community 1	Relations Dire	ctor						
Organizational Affiliati	on:							
Not Applicable								
* Telephone Number:	* Telephone Number: 919-580-4318 Fax Number: 919-580-4388							
* Email: ssimpson	@goldsboronc.g	ov						

Ci City or Township Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: Type of Applicant 0: Mousing and Urban Development (HUD) The Catalog of Federal Domestic Assistance Number: Type: Type of Applicable Type: Type: Type: Select Applicable Arees Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment Select Applicable Iving Select Applicable Iving Add Attachment Delete Attachment View Attachment Select Applicable Iving Select Applicable Iving Select Applicable Iving Add Attachment Select Attachment Select Attachment Select Applicable Iving Select Applicable I	Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type:	
Type of Applicant 3: Select Applicant Type:	Type of Applicant 3: Select Applicant Type:	
* Other (specify): * Other (specify): * 10. Name of Federal Agency: US Department of Housing and Urban Development (HUD) 11. Catalog of Federal Domestic Assistance Number: 14. 218 OCDMUNITY Development Block Grant (CDBG) *12. Funding Opportunity Number: Not Applicable TWE: Not Applicable TWE: Not Applicable TWE: Not Applicable TWE: A. Areas Affected by Project (Cities, Counties, States, etc.): A Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment TS. Descriptive Title of Applicant's Project: DBM program will create viable urban communities, by providing decent housing, suitable living mvironment, and expanding economic opportunities, principally for persons of low-mod income.		
* Other (specify): * Other (specify): * 10. Name of Federal Agency: US Department of Housing and Urban Development (HUD) 11. Catalog of Federal Domestic Assistance Number: 14. 218 2FDA Tule: 2FDA Tule:		
*10. Name of Federal Agency: 15. Department of Housing and Urban Development (HUD) 11. Catalog of Federal Domestic Assistance Number: 14. 218 CFDA Tike: Community Development Block Grant (CDBG) *12. Funding Opportunity Number: Not Applicable Tile: Not Applicable 3. Competition Identification Number: Not Applicable Tile: Not Applicable A Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment 15. Descriptive Title of Applicant's Project: DBG program will create viable urban communities, by providing decent housing, suitable living mvironment, and expanding economic opportunities, principally for persons of low-mod income.	* Other (specify):	
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14.218 CFDA Tile: Community Development Block Grant (CDBG) 12. Funding Opportunity Number: Not Applicable Tile: Not Applicable 3. Competition Identification Number: Not Applicable Tile: Not Applicable Ite: Not Applicable Ite: Add Attachment Delete Attachment View Attachment 15. Descriptive Title of Applicant's Project: DBSG program will create viable urban communities, by providing decent housing, suitable living nvironment, and expanding economic opportunities, principally for persons of low-mod income.	US Department of Housing and Urban Development (HUD)	
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*12. Funding Opportunity Number: Not Applicable *Title: Not Applicable 3. Competition Identification Number: Rot Applicable Title: Not Applicable 4. Areas Affected by Project (Cities, Counties, States, etc.): A Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment TBBO program will create viable urban communities, by providing decent housing, suitable living nurironment, and expanding economic opportunities, principally for persons of low-mod income.	CFDA Title:	
Not Applicable Title: Not Applicable States Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment Delete Attachment View Attachment Delete Attachment	Community Development Block Grant (CDBG)]
Not Applicable Title: Not Applicable S. Competition Identification Number: Not Applicable Title: Not Applicable Title: Not Applicable A Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment Tis. Descriptive Title of Applicant's Project: DBG program will create viable urban communities, by providing decent housing, suitable living invironment, and expanding economic opportunities, principally for persons of low-mod income.		
Title: Not Applicable 3. Competition Identification Number: Not Applicable Not Applicable Not Applicable 4. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Defete Attachment View Attachment T5. Descriptive Title of Applicant's Project: DBG program will create viable urban communities, by providing decent housing, suitable living nvironment, and expanding economic opportunities, principally for persons of low-mod income.	12. Funding Opportunity Number:	
Not Applicable	Not Applicable	
3. Competition Identification Number: Not Applicable Title: Not Applicable 4. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment 15. Descriptive Title of Applicant's Project: TDBG program will create viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low-mod income.	Title:	
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Not Applicable Title: Not Applicable 4. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment 15. Descriptive Title of Applicant's Project: DBG program will create viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low-mod income.		
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Title: Not Applicable 4. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment 15. Descriptive Title of Applicant's Project: TDEG program will create viable urban communities, by providing decent housing, suitable living nvironment, and expanding economic opportunities, principally for persons of low-mod income.	3. Competition Identification Number:	
Not Applicable 4. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment 15. Descriptive Title of Applicant's Project: DBG program will create viable urban communities, by providing decent housing, suitable living minvironment, and expanding economic opportunities, principally for persons of low-mod income.	Not Applicable	
4. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment 15. Descriptive Title of Applicant's Project: DBG program will create viable urban communities, by providing decent housing, suitable living mvironment, and expanding economic opportunities, principally for persons of low-mod income.	itle:	~
Add Attachment Delete Attachment View Attachment 15. Descriptive Title of Applicant's Project: Delete Attachment View Attachment DBG program will create viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low-mod income. Image: Conomic opportunities of the persons of low-mod income.	lot Applicable	
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DBG program will create viable urban communities, by providing decent housing, suitable living invironment, and expanding economic opportunities, principally for persons of low-mod income.	15. Descriptive Title of Applicant's Project	
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	DBG program will create viable urban communities, by providing decent housing, suitable living	
tash supporting desuments as appailing in assess instructions	DBG program will create viable urban communities, by providing decent housing, suitable living nvironment, and expanding economic opportunities, principally for persons of low-mod income.	
	DBG program will create viable urban communities, by providing decent housing, suitable living nvironment, and expanding economic opportunities, principally for persons of low-mod income.	

Application for Federal Assistance SF-424									
16. Congressional Districts Of:									
* a. Applicant First * b. Program/Project First									
Attach an additional	list of Program/Project C	ongressional Distric	ts if needed.		15-17 6.5				
			Add Attachment	Delete Attach	iment Vie	w Attachment			
17. Proposed Proj	ect:								
* a. Start Date: 07	/01/2019			* b. End	d Date: 06/30)/2020			
18. Estimated Fun	ding (\$):								
* a. Federal		324,726.00							
* b. Applicant		0.00							
* c. State		0.00							
* d. Local		0.00							
* e. Other		0.00							
* f. Program Income		3,120.00							
* g. TOTAL		327,846.00							
* 19. Is Application	Subject to Review By	State Under Exec	cutive Order 12372	Process?		11			
a. This applicat	tion was made available	e to the State unde	er the Executive Ord	er 12372 Process f	or review on				
b. Program is s	subject to E.O. 12372 b	ut has not been se	elected by the State	for review.					
🔀 c. Program is n	ot covered by E.O. 123	372.							
* 20. Is the Applica	nt Delinquent On Any	Federal Debt? (If	"Yes," provide expl	anation in attachm	nent.)				
Yes [No No								
If "Yes", provide explanation and attach									
			Add Attachment	Delete Attacht	ment View	w 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)									
X ** I AGREE									
	ations and assurances, o	or an internet site	where you may obtai	n this list, is contain	ned in the anno	uncement or agency			
specific instructions.									
Authorized Repres	entative:								
Prefix: Mr.		* First	Name: Chuck						
Middle Name:									
* Last Name: Alle	en								
Suffix:									
* Title: Mayor									
* Telephone Number:	919-580-4330		F	Fax Number:					
* Email: chuckall	en@goldsboronc.go	v							
* Signature of Authori	zed Representative:	Ol	WA	7		* Date Signed: 07/15/2019			

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

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

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

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

7/15/2019 Date

Mayor	
Title	

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) ______ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

<u>3. Special Assessments.</u> It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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

Signature of Authorized Official

<u>7/15/2019</u> Date

Mayor_____ Title

OPTIONAL Community Development Block Grant Certification

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

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

Signature of Authorized Official

<u>7/15/201</u>9 Date

Mayor Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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

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

Signature of Authorized Official

7/15/2019 Date

Mayor Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds - The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

7/15/2019 Date

<u>Mayor</u> Title

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Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

<u>7/15/2019</u> Date

Mayor Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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

Monday, May 6, 2019 Goldsboro News-Argus - A5



NOTICE TO PUBLIC CITY OF GOLDSBORD

2019-2020 ANNUAL ACTION PLAN PROPOSED ACTIVITIES AND USE OF FUNDS

THIRTY-DAY REVIEW & PUBLIC MEETING

The City of Goldsboro will make available a draft of the Annual Action Plan for fiscal year 2019-2020 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 anticipates FY 2019-2020 allocations to be \$328,479 in the Community Development Block Grant Program (CDBG) and \$214,732 in Home Investment Partnership Program (HOME) funds. Additionally, the City will have available approximately \$34,363 in prior year CDBG funds and \$324,726 in prior year HOME funds (prior year balances as of May 1, 2019) for the following activities:

ACTIVITY	CDBG HOME		OTHER FUNDS	PROGRAM INCOME		PRIOR YEAR FUNDS (AS OF 6-30-18)		TOTAL
Arrest Street and		or 1 11	1011	CDBG	HOME	CDBG	HOME	
Housing Rehabilitation				3,120		1001		3,120
Hazardous Material (Testing and Monitoring)	191			-sinal	anions.	10	Inside	0,120
Homebuyer Assistance	1.1.3	30,000					1	30.000
Public Facilities & Improvements	239,148		1	Sec.	1.0	10,852		250,000
Public Services	23,635	1.000				1.1		23,635
Demolition and Clearance		38.11	1.1.4	bints	10000	0.0	1	23,035
Transitional Housing	100 1000		1	1000	10.1.00.00	1. T. B		0
CHDO Activity	2 BILLING	163,259	1 1 1 1		4.048		324,726	492,033
Economic Development			9	Viela		23,511	024,120	23,511
Program Administration	65,696	21,473	1.88	- 11	émin	m		87,169
Local Home Match	The City	anticipates	receiving a	HOME Ma	th Reduc	tion Waiver	of 100%	0
Urgent Repair Program	12/ 51	12.8	100.000					100,000
ESFRLP-Disaster Recovery			130,000					130,000
Total Allocations	\$328,479	\$214,732	\$230,000	\$3,120	\$4.048	\$34 363	\$324,726	\$1,129,468

The City of Goldsboro's draft of the Annual Action Plan will be available for public review and comment from May 17, 2019 through June 17, 2019. Copies can be found 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; and on the City's website at www. goldsboronc.gov.

The City of Goldsboro Community Relations Department staff is 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. The City has scheduled two meetings to allow citizens the opportunity to comment on the 2019-2020 Annual Action Plan. First, will be a public meeting to be held **Thursday, May 30, 2019 at 6 p.m.** in the Council Chambers of City Hall, 214 N. Center Street, Goldsboro, NC, 27530. A public hearing will be held **Monday, June 17, 2019 at 7 p.m.** during the regular meeting of the Mayor and City Council in the Council Chambers of City Hall, 214 N. Center Street, Goldsboro, NC, 27530. If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least four business days prior to the meeting by calling (919) 580-4330.

Anyone who is unable to attend these meetings but would like to receive additional information or provide input toward the 2019-2020 Annual Action Plan may visit the Community Relations Department, 214 North Center Street, Goldsboro, NC, 27530, or email ssimpson@goldsboronc.gov. The Community Relations staff can be reached by phone at (919) 580-4359 between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Shycole Simpson-Carter, Community Relations Director

GOLDSBORO CITY COUNCIL REGULAR MEETING AGENDA MONDAY, JUNE 17, 2019



(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 i. BUDGET WORK SESSION

ii. OLD BUSINESS

- a. Update on Upset Bid for 702 E. Elm Street (Finance)
- b. Summer Meals Discussion (Community Relations)
- c. Censure Hearing Dates (City Attorney)

iii. NEW BUSINESS

III. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST. Invocation (Archbishop Anthony Slater, Tehillah Church Ministries) Pledge of Allegiance

IV. ROLL CALL

V. APPROVAL OF MINUTES (*Motion/Second) A. Minutes of the Work Session and Regular Meeting of May 6, 2019

VI. PRESENTATIONS

- B. Resolution Expressing Appreciation for Services Rendered by Joseph Johnson as an Employee of the City of Goldsboro for More Than 29 Years
- C. Resolution Expressing Appreciation for Services Rendered by Jody Dean as an Employee of the City of Goldsboro for More Than 12 Years

VII. PUBLIC HEARINGS (*Motion/Second)

- D. Z-11-19 (Joyful Play Childcare and Preschool) Subject property is located on the East side of Barrow Court between E. Ash Street and Carol Street (Planning)
- E. Z-12-19 (Johnnie Jordan Coley's Internet Café) Subject property is located on the South side of Arrington Bridge Road between Bill Lane Boulevard and Casey Mill Road (Planning)
- F. Z-13-19 (Dewey Street Properties, LLC.) Subject properties are located on the North side of W. Grantham Street between Hargrove Street and Jordan Boulevard (Planning)
- G. UDO-2-19 Microbreweries Unified Development Ordinance Amendments (Planning)
- H. UDO-3-19 Repair by Neglect Unified Development Ordinance Amendments (Planning)
- I. Street Closing Titleist Drive (Planning)

PLANNING COMMISSION EXCUSED

J. Public Hearing – FY19-20 Draft Annual Action Plan (Community Relations)

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

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

- K. Federal Property Forfeiture Program State Controlled Substance Tax Remittance (Police)
- L. Informal Bid Request No. 2019-005 Rejection of Bid and Award (Parks and Recreation)
- M. Amending a Capital Projects Fund Ordinance Herman Park Center Capital Project (G1102) (Finance)
- N. Establishing a Capital Projects Fund Ordinance 1919 La France Fire Truck Restoration (G1103) (Finance)
- O. Establishing a Capital Projects Fund Ordinance Parks & Rec Projects FY19-24 (G1104) (Finance)
- P. Establishing a Special Revenue Fund Ordinance Edward Byrne Memorial Justice Assistance Grant (JAG) (P3102) (Finance)
- Q. Establishing a Special Revenue Fund Ordinance Police Other Restricted Revenue Funds (P3104) (Finance)
- R. Establishing a Grant Project Fund Ordinance Hurricane Florence FEMA 4393DR-NC (Finance)
- S. Amending a Capital Projects Fund Ordinance Tiger VIII Grant Projects (R1103) (Finance)
- T. Fiscal Year 2018-19 Budget Amendment (Finance) *Information to be provided on Monday, June 17, 2019.
- U. Advisory Board and Commission Appointments (City Manager)
- V. Departmental Monthly Reports

X. ITEMS REQUIRING INDIVIDUAL ACTION (*Motion/Second)

- W. Contract Award for Phase II of the Design-Build Services for the Construction of Center Street Streetscape Phase III Project (Formal Bid #2018-001) (Downtown Development)
- X. Budget Ordinance for Fiscal Year 2019-20 (Finance) *Ordinance to be added at the meeting on June 17, 2019.
- XI. CITY MANAGER'S REPORT

XII. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS

- XIII. CLOSED SESSION
- XIV. ADJOURN

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Item J

CITY OF GOLDSBORO AGENDA MEMORANDUM JUNE 17, 2019 COUNCIL MEETING

SUBJECT:

T: Public Hearing – FY19-20 Draft Annual Action Plan

To allow the citizens of the City of Goldsboro the opportunity to discuss and express their comments regarding housing and nonhousing needs that exist in the Goldsboro community as they relate to the 2019-2020 Draft Annual Action Plan for the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs.

BACKGROUND: It is statutorily required by United States Department of Housing and Urban Development (HUD) for all Grantees receiving annual allocations of CDBG and HOME to submit an Annual Action Plan by August 16, 2019, regardless of delays in the federal budget. The FY19-20 federal appropriations process was fully executed on April 15, 2019 and the City was notified of final allocations on May 3, 2019.

DISCUSSION: A thirty-(30) day comment period began on May 17, 2019 and will end on June 17, 2019. A public hearing must be held during this public comment period. Comments received at this public hearing and the public meeting scheduled for June 14, 2019 will be incorporated as part of the final 2019-2020 Annual Action Plan. An advertisement was published in the Goldsboro News Argus on May 6, 2019, relative to the holding of a May 31, 2019 public meeting, the scheduling of a June 17, 2019 public hearing, and the thirty-day comment period review. A second advertisement was published on June 4, 2019 relative to rescheduling the May 31, 2019 public meeting to June 14, 2019 and the scheduling of a June 17, 2019 public hearing.

> The final 2019-2020 Annual Action Plan will identify activities to be funded with the City's FY19-20 CDBG and HOME funding allocations. Primarily, the objectives of the CDBG and HOME program are to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities, mainly for persons of low-to-moderate income.

The City anticipates FY19-20 allocations to include \$328,479 in CDBG and \$214,732 in HOME funds. Additionally, the City will have available approximately \$34,363 in prior year CDBG funds and \$324,726 in prior year HOME funds (prior year balances as of May 1, 2019).

Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for low-income households, the City has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects.

The 2019-2020 Annual Action Plan is the 5th and final year of implementing the Five-Year Consolidated Plan for 2015-2020. A summary of the 2019-2020 drafted Annual Action Plan proposed activities and use of funds is included.

RECOMMENDATION: No action necessary. The Community Relations Department will have a final recommendation of the 2019-2020 Annual Action Plan for the Council's meeting on July 15, 2019.

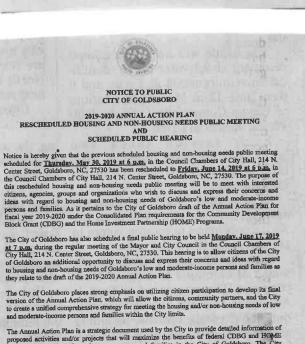
6-12-19 Date:

Community Relations Director

Date: 6 - 25 19

City Manager

SSC



A2 - Goldsboro News-Argus Tuesday, June 4, 2019

The Annual Action Plan is a strategic document used by the City turitis. 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 faults to low and moderate-income persons and families in the City of Goldsboro. The City anticipates FY 2019-2020 allocations to be \$328,479 in the Community Development Block Grant Program (CDBG) and \$214,732 in Home Investment Pertnership Program (HOME) funds. Additionally, the City will have available approximately \$34,363 in prior year CDBG funds and \$324,726 in prior year HOME funds (prior year balances as of May 1, 2019). The City of Goldsboro's draft of the Annual Action Plan was made available for public review and comment from May 17, 2019 through June 17, 2019. Copies can be found 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; she Wayne County Public Library, 1001 East Ash Street; the Goldsboro's Authority, 1729 Edgerton Street; and on the City's website at <u>www.goldsborone.agov</u>.

'If you require a language interpreter, please contact the City Manager's Office, City Hall Amex, at least four business days prior to the meeting by calling (919) 580-4330. Anyone who is unable to attend these meetings but yould like to receive additional information or provide input toward the 2019-2020 Annual Action Plan may visit the Community Relations Department, 214 North Center Street, Goldsboro, NC, 27530, or email ssimpson@goldsborone.gov. The Community Relations staff can be reached by phone at (919) 580-4359 between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Shycole Simpson-Carter, Community Relations Director

Legal #283

GOLDSBORO CITY COUNCIL REGULAR MEETING AGENDA MONDAY, JULY 15, 2019



(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. 2019-20 Resurfacing List (Engineering) *Attachment Included
 - b. Update on Upset Bid for 103 N. Slocumb (Finance) *Attachment Included
 - c. Safety Briefing (Human Resources)
 - d. Investigation of Disclosure Statements (Councilmember Foster)
 - e. Taking steps to save the Paramount from losing money (Councilmember Stevens)

NEW BUSINESS

- III. CALL TO ORDER 7:00 P.M. COUNCIL CHAMBERS, 214 N. CENTER ST. Invocation (Pastor John Howard, The First Church) Pledge of Allegiance
- IV. ROLL CALL
- V. APPROVAL OF MINUTES (*Motion/Second) A. Minutes of the Special Called Meeting of May 9, 2019

VI. PRESENTATIONS

- VII. PUBLIC HEARINGS (*Motion/Second)
 - B. Z-14-19 Mary Sue Fallin- East side of Fallin Boulevard between N. Berkeley Boulevard and Central Heights Road-Lot 6A (Planning)
 - C. Z-15-19 Mary Sue Fallin- East side of Fallin Boulevard between N. Berkeley Boulevard and Central Heights Road-Lot 4 (Planning)

PLANNING COMMISSION EXCUSED

- VIII. PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)
- IX. CONSENT AGENDA ITEMS (*Motion/Second--Roll Call)
 - D. Z-11-19 (Joyful Play Childcare and Preschool) Subject property is located on the East side of Barrow Court between E. Ash Street and Carol Street (Planning)
 - E. Z-12-19 (Johnnie Jordan Coley's Internet Cafe) Subject property is located on the South side of Arrington Bridge Road between Bill Lane Boulevard and Casey Mill Road (Planning)
 - F. Z-13-19 (Dewey Street Properties, LLC.) Subject properties are located on the North side of W. Grantham Street between Hargrove Street and Jordan Boulevard (Planning)
 - G. UDO-2-19 Microbreweries Unified Development Ordinance Amendments (Planning)
 - H. UDO-3-19 Demolition by Neglect Unified Development Ordinance Amendments (Planning)
 - I. S-3-19 Bill Lane Lot #78 (Expedited 2-Lot Final Subdivision Plat) (Planning)
 - J. SITE-6-19 Site and Landscape Plans- 4 Points of NC (Automatic Car Wash) (Planning)

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- K. Street Closing Titleist Drive (Planning)
- L. Contract Award for Goldsboro-Wayne Transportation Authority (GWTA) Marketing and Public Relations Services (Planning)
- M. Informal Bid Request-Maintenance of Enhancement Areas and Welcome to Goldsboro Signs Service Contract (Planning)
- N. Resolution accepting the State Reserve Loan Program and creation of the capital project fund for the Sewer Rehabilitation Project E-SRP-W-17-0110 Project (Finance)
- O. Resolution accepting the State Revolving Fund Loan and creation of the capital project fund for the Water Line Replacement & Booster Pump Station (BPS) Project (Finance)
- P. Resolution accepting the State Revolving Fund Loan and creation of the capital project fund for the Plate Settlers Project (Finance)
- Q. FY19-20 Annual Action Plan and Recommended Budget (Community Relations)
- R. Contract Award- 2018 Street Paving Improvements Project Formal Bid No. 2019-003 (Engineering)
- S. Departmental Monthly Reports
- X. ITEMS REQUIRING INDIVIDUAL ACTION (*Motion/Second)

XI. CITY MANAGER'S REPORT

XII. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS

- T. Purple Heart Day Proclamation
- U. Resolution Expressing Appreciation for Services Rendered by Anton Coley as an Employee of the City of Goldsboro for More Than 24 Years

XIII. CLOSED SESSION

XIV. ADJOURN

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Item ___Q

CITY OF GOLDSBORO AGENDA MEMORANDUM July 15, 2019 COUNCIL MEETING

SUBJECT:

FY19-20 Annual Action Plan and Recommended Budget

City Council action is needed to accept FY19-20 allocation of funds by the United States Department of Housing and Urban Development (HUD) from the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. In addition, City Council must approve the FY19-20 Annual Action Plan and budget recommendations in preparation for HUD's submission deadline on August 16, 2019.

BACKGROUND: The FY19-20 federal appropriations process was completed on April 15, 2019 and the City was notified of final allocations on May 3, 2019. HUD has awarded \$328,479 in CDBG and \$214,732 in HOME funds to the City of Goldsboro for use to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities, mainly for persons of low-to-moderate income. Additionally, the City will have available approximately \$34,363 in prior year CDBG funds and \$324,726 in prior year HOME funds (prior year balances as of May 1, 2019).

> Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for low-income households, the City has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects.

DISCUSSION: A thirty-(30) day comment period was held May 17, 2019 to June 17, 2019 with a public meeting being held on June 14, 2019 to discuss priorities and recommended budget for FY19-20 program year. On June 17, 2019 during the City Council's Regular Meeting, staff provided City Council with a preliminary presentation of the draft FY19-20 Annual Action Plan and budget recommendations, as well. In addition, a public hearing was held during the regular meeting to gather public input on the use of federal funds.

> Four citizens provided their input regarding restructuring CDBG and HOME funds within the recommended budget as it related to transitional housing, rehabilitation, and public services. These comments are similar in nature to the comments received during the June 14, 2019 public comment meeting. Staff has received

two comments from non-profit stakeholders in regards to Community Development Housing Organization (CHDO) funds, one pertaining to more homeownership and another in favor of allocation to increase affordable housing through multi-family housing. Comments will be incorporated into the final submission of the FY19-20 Annual Action Plan. During the Commission on Community Relations and Development meeting of June 19, 2019, staff provided a preliminary presentation on the draft FY19-20 Annual Action Plan and budget recommendations.

The 2019-2020 Annual Action Plan is the 5th and final year of implementing the Five-Year Consolidated Plan for 2015-2020. A summary of the 2019-2020 drafted Annual Action Plan proposed activities and use of funds is included, accomplishments will be reported in the CAPER.

- RECOMMENDATION: By motion, accept FY19-20 allocation of funds by HUD from the CDBG and HOME Programs and
 - 1. Approve the FY19-20 Annual Action Plan and budget recommendations presented during City Council's Regular Meeting of June 17, 2019 in preparation for HUD's submission deadline on August 16, 2019.
 - 2. 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 necessary changes to those documents where required by HUD.

Date: 7/19/19

Community Relations Director

Date: _7/15/19

City Manager

SSC

Homebuyer Assistance and Monitoring) Hazardous Materials (Testing Urgent Repair Program Program Administration Economic Development CHDO Activity Demolition and Clearance Public Services Improvements Public Facilities & Housing Rehabilitation ESFRLP-Disaster Recovery Transitional Housing **Total Allocations** Local Home Match ACTIVITY 6 CDBG 100,000.00 328,479 \$ 119,148 65,696 43,635 The City anticipates receiving a HOME Match Reduction Waiver of 100% (\$26,842) HOME 214,732 21,473 103,259 90,000 (Originally \$163,259 -<\$60,000> Reallocated to Homebuyer Asst.) \$ (Originally \$30,000 + \$60,000 reallocated from CHDO Activity) OTHER FUNDS 230,000 \$ 130,000 100,000 PROGRAM INCOME CDBG 3,120 3,120 Ś HOME 4,048 4,048 6 10,852 CDBG PRIOR YEAR FUNDS 23,511 34,363 60 HOME 324,726 324,726 \$ RESOURCES TOTAL 1,139,468 432,033 130,000 130,000 100,000 103,120 87,169 23,511 43,635 90,000

Recommeded Changes : Wayne Conty Citizens for Better Schools, President, Charles Wright DRUM Executive Committee, President, Charles Wright

6/14/2019 6/14/2019

Submitted by Charles Wright, Sr.

Recommended Changes to Proposed Budget

Goldsboro, NC

Activity Line Item Explanation

- Housing Rehabilitation have been allocated an additional \$100,000 from #3 CDBG Funds, in addition to the \$3,120. Housing Rehab is the number one goal/priority and funded should reflect this.
- 2. Homebuyer Assistance no changes recommended
- 3. **Public Facilities & Improvement**, decrease amount of \$120,000, with 100,000 to Housing Rehab, and 20,00 to Public Services (10,000 for adding Rebuilding Broken Places, CDC) eliminating 90,000 for storm water drainage, (funds available through CDBG-DR \$1,658,558) and applying 75,000 towards Splash Pad at North End Park or HV Brown Park
- 4. **Public Services**, allocated an additional \$10,000 for Rebuilding Broken Places Community
- 5. **Community Housing Development Organizations (CHDO**), no changes recommended, however several questions surrounding processes
- 6. **Economic Development** no changes recommended
- 7. **Program Administration** no changes recommended
- 8. **Urgent Repair Program** no changes recommended
- 9. **Essential Single-Family Rehab Loan Pool -Disaster Recovery** (ESFRLP) no changes recommended, however 130,000 could ne used for the additional administrative costs associated with increase Housing Rehabilitation Projects
- 10. Agencies to be funded: Rebuilding Broken Places, CDC added for \$10,000 funds from Public Facilities & Improvements. RBP provides multiple programs for children & adults, (see attached brochure) and do not received funding from any local agencies.

Page 2

Submitted by Charles Wright Sr 6/14/2019

Community Development Block Grant 2019-2020 6/17/2019 Recommended Changes to Proposed Budget And Other Recommendations for Process and Organization Efficiency Submitted by Charles Wright Sr, 6/17/2019

- 1. The CDBG is organized where-as, each year requires an individual Action Plan, however overall Grant effectiveness are measured over a 5 year period whereas the annual grant objectives are measured against the actual achievement of said goals over a 5 Year Span. These years are 2015 Year 1, 2016 Year 2, 2017 Year 3, 2018 Year 4, and 2019 Year 5. The ability to compare overall budget and budget line-item allocations from previous years allows for ease of understanding of the current grant 2019-2020 under review. Consequently, review of all 5 Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports, (CAPER) are paramount to decision making on the current 2019-2020 Action Plan. The following year documents are on the Goldsboro City Website, 2019-2020 Annual Action Plan, (35page document), 2018-2019 Annual Action Plan, (3page document), and 2016-2017 Annual Action Plan, (70 page document). The Annual Action Plan for 2017-2018 and 2015-2016 are not on the City of Goldsboro Website. The CAPER reports for 2017-2018, (3page document) and 2016-2017, (17page document) are posted Goldsboro City Website. The 2015-2016 and 2018-2019 CAPERS are not.
- 2. The CDBR Annual Action Plan 2019-2020, identifies top priorities and goals determined in this plan includes, (1) Rehabilitation, (2) Acquisition/Demolition, (3) Improving/Preserving Communities, (4) Construction, (5) Homebuyer assistance, (6) Supporting Non-Profits, projects/programs benefit LMI, (7) Identification Infrastructure Improvements, (8) Eliminating hazardous materials. However, #7 Infrastructure Improvements are slotted to received \$250,000 (WA Foster Center) and #1 Rehabilitation a scant \$3, 120. Recommend \$100,000 be added to Rehab, \$75,000 for Splash Pad in North-End Park or HV Brown Park, \$10,000 for Rebuilding Broken Places. The proposed \$90,000 to address storm drainage issues within the low-moderate income census

tract area has been removed. Wayne County 2017 CDBG-DR, Amended by NCEM 10/31/2017 was allocated **\$1,658,558** for Stormwater Repair/Replace/Drainage Issues, additional funds will may be available when NC release 3rd year CDBG-DR funding. In additional the City has added \$4.00+ monthly to water bill for stormwater drainage issues

- 3. Establish a requirement/standard on specific informational content of reports, early year reports, (2016-17) were more substantial, better organized and provided a more comprehensive understanding of the grant and its purpose and processes.
- 4. Add at least an additional 45 days to review process, needed to review comments/minutes of other stakeholders.
- 5. Immediately begin actions to establish 2 Departments (1) Planning and Community Development Department, along with Commission on Planning and Community Development and (2) Community Relations Department, along with Commission on Community Relations, both Departments require a Director and at least 2 staff members to see significant improvements. These two Departments, in years 2016 and earlier, allowed for greater efficiency and growth. CTW 6/17/2019

City of Goldsboro 2019-2020 Annual Action Plan – Draft Public Comment Sheet Name: Raymond E. Smith Jr. Best Contact: 919-432-8825 4/03 Hamilton Dr., Guldeboro NK 27530 Address:__ that rehabilitation epports I would like to suggest on one specific area at a time. This geographic area with a Specific revital The current EFONTS by the citu 70 EDE S rai enrom nass ilp revita es mme be established in the revit remaining Gu areas or farapted

Please use this Public Comment Sheet to provide the Community Relations Department with your input toward the 2019-2020 Annual Action Plan – Draft. Public Comment Sheet can be return to the Community Relations Department, 214 North Center Street, Goldsboro, NC, 27530, or email to ssimpson@goldsboronc.gov.

Inside The City's Use of CDBG & HOME Funds:

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A Call for

Change in the Use of Federal Funding and a Reprioritization of City Goals

A Proposed Plan of Action for the City of Goldsboro

by

David L. Craig, B.S., M.A., Ph.D.



Candidate for Goldsboro City Council District 6

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Overview of CDBG & HOME

The Community Development Block Grant

The Community Development Block Grant (CDBG) is an annual HUD grant. Its purpose is to assist localities and states in the development of viable communities. These viable communities are to be achieved by providing the following, principally for persons of <u>low-to-moderate income</u>:

- Decent housing;
- A suitable living environment; and
- Expanded economic opportunities.

The term "principally" means that, at a minimum, 70 percent of the CDBG funds expended by a state or entitlement grantee should be used to benefit low-to-moderate income people.

The Home Investment Partnership Grant

The Home Investment Partnership Grant (HOME) is the largest Federal block grant available to communities to create affordable housing. The intent of the HOME Program is to:

- Increase the supply of decent, affordable housing to <u>low- and very low-</u> income households;
- Expand the capacity of nonprofit housing providers;
- Strengthen the ability of state and local governments to provide housing; and
- Leverage private sector participation.

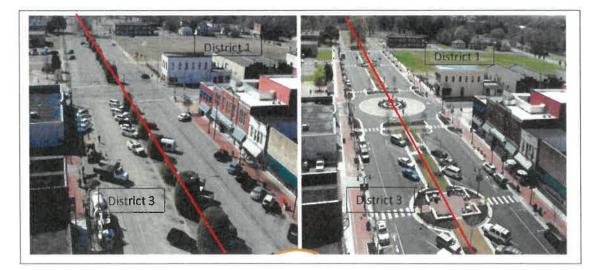
Issue facing the City's future use of CDBG and Home funds

In my view the key issue facing the City's future use of CDBG and HOME funds lies in if the funds are strategically used so as to accomplish the creation of a viable community that has decent affordable housing for persons who are economically disadvantaged. It's a point that's said as much in the HOME-CDBG Guidebook when it talks about "a needs assessment" being "done as a part of the Consolidated Planning process." To not have a coherent plan is like throwing something against the wall and hoping that it sticks.

Secondly Goldsboro is a divided town (Nichol and Hunt 2018). One key division lies between those who want to push the City forward in terms of broad economic growth and opportunity, and those who want to benefit economically through nurturing the facade of Goldsboro being a Bed and Breakfast tourist town. Although the success of the City rests with both, the latter's political extension has tended to utilize policy in ways that advance their cause in ways that do not give priority to the needs of persons who are not economically well off, and this is done with subtle slights of hand that often go unnoticed.

For example, both District 1 and District 3 of the City have high rates of poverty, while also at the same time jointly containing the City's Central Business Area within their consolidated boundaries. This area is what some term as the "Downtown Business District" of Goldsboro or simply "Downtown Goldsboro." Although the

Part of Center St. Downtown Goldsboro (from the City's Disadvantaged Business Enterprise Plan 2017-2020)



Downtown area has undergone substantial revitalization over the past 12 years, some City officials have indicated that they are open to the idea of spending CDBG funds in the downtown area in ways that would not primarily benefit low-to-moderate income persons.

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At the City Council's work session on June 3rd, the City's Planning Director Jennifer Collins suggested that money from the City's CDBG funds could be used for the construction of bathrooms and a splash-pad in Downtown Goldsboro. I find the suggestion of such to be sacrilege. However upon reviewing the "goal description" for "Public Facilities & Improvements," in the 2019-2020 Action Plan, it states, "This activity is designed to improve the overall infrastructures within low-[to]mod[erate] [income]census tract areas within the City limits."

Goal Description 3 (from 2019-2020 Annual Action Plan)

3	Goal Name	Public Facilities & Improvements
	Goal	This activity is designed to improve the overall infrastructures within low-mod
	Description	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).

The use of such language can be an attempt to qualify the City's usage of CDBG funds in a manner that is inconsistent with the grant's intended purpose.

Drawing of the HOME-CDBG Guidebook (2019), such a facility can qualify for CDBG funds if it "benefit[s] all residents in a particular area (i.e., the service area) where at least 51 percent of the residents are low-to-moderate income persons."

Looking at it from this perspective, it appears placement of bathrooms and a splashpad in Downtown Goldsboro would be an acceptable because it falls in Census areas "where at least 51 percent of the residents are low-to-moderate income persons."

However, "the service area must be primarily residential and the activity must meet the identified needs of low-to-moderate income persons." Downtown Goldsboro is not primarily a residential area and the bathrooms and splash-pad in question do not meet any <u>identified need</u> of low-to-moderate income persons. On the other hand, Downtown area property and business owners would benefit, but then, generally, they are not low-to-moderate income persons.

> Area Benefit Qualification (from HUD HOME-CDBG Guidebook)

Area Benefit. Area benefit is the most commonly used category for community-wide activities. To qualify under area benefit, an activity must benefit all residents in a particular area (i.e., the service area) where at least 51 percent of the residents are low- and moderate-income persons. The service area must be primarily residential and the activity must meet the identified needs of low- and moderate-income persons. Street improvements, water and sewer lines, neighborhood facilities, and façade improvements in a commercial district that serves a low- and moderateincome neighborhood are all examples of activities that have an area benefit.

Of substantial note, the following graphic indicates that the City had plans for the aforementioned bathroom and splash-pad at least as early as 2016.

Bathroom and Splash-pad (from the City's Disadvantaged Business Enterprise Plan 2017-2020)



Problems within the City's proposed use of HOME Funds

A second area of concern is the inadequate use of funds. This is supported by the roll-over of \$324,726 in CHDO appropriated funds from 2018. Community Housing Development Organization Funds fall under HOME funding. Whenever the City

Admitted Roll-over (from 2019-2020 Annual Action Plan)

Home Investment Partnership Program (HOME) funds. Additionally, the City will have available approximately \$34,363 in prior year CDBG funds and \$324,726 in prior year HOME funds (prior year balances as of May 1, 2019); \$100,000 in Urgent Repair Funds from North Carolina Housing Finance Agency; \$130,000 in Essential Single-Family Rehabilitation Loan Pool - Disaster Recovery Program Funds from North Carolina Housing.

became aware that these funds were not going to be used, the funds could have been re-appropriated and used in other ways. The City could have used these funds to repair the homes of low income persons. This could have been done in various ways with the most beneficial for homeowners being in the form of "a grant for supervised work."

Within this framework the City would have guaranteed payment to contractors once their work was completed and the entire home or structure was brought up to code. A similar plan could also be used with CDBG funds, although under CDBG guidelines there is no code requirement for the entire home or structure.¹

¹ HOME and CDBG differ in the application of property standards. CDBG does not mandate that units be brought up to code and does not apply a particular property standard. HUD recommends that CDBG grantees establish written property standards for units assisted with program funds to ensure that work is completed within local or state codes. Grantees are encouraged to develop guidelines for property standards and codes with CPD staff at the local HUD Field Office. (taken directly from HUD HOME-CDBG Guidebook)

Under the HOME regulations, housing units assisted with HOME funds must meet all applicable state and local property standards, or other standards. In order to meet all applicable property standards, HOME requires that a PJ establish written rehabilitation standards for housing units that it rehabilitates with HOME. The written rehabilitation standards provide the means by which applicable property standards are met. A written rehabilitation standard defines the quality of the housing and the materials that will be used, such as specifying the type of nails to be used, the distribution of roofing tiles, or the grade of lumber to be used. Establishing such standards helps ensure that assisted units are of adequate workmanship, there is consistency among assisted rehabilitation jobs, and there is a common standard against which local contractors can base their bids. (taken directly from HUD HOME-CDBG Guidebook)

That said, a "Rent Ready Standard" could have been used: This means if a property in question, is able to be brought up to a "rentable condition" at reasonable cost, then "a grant for supervised work" could be issued. By rentable condition I mean a property condition wherein within 30 days of it being vacated, it could be rehabbed and ready for rent or sale at a reasonable cost.

"A grant for supervised work" would not have necessarily been a grant at all, but one of the various loan types available under the HOME and CDBG programs. The key is in using both CDBG and Home Funds in ways that help low-to-moderate income persons while at the same time working to create viable communities.

Some may suggest that the City should not be in the business of placing liens on people's property. However the City is already in the business of doing such. Currently when the City has a house demolished they then are able to place a lien against the remaining land and/or property, due to the owner's non-payment of demolition costs. If the owner does not pay the City sells the property.

Depending upon a person's or household's circumstance, the loan mechanism for "A grant for supervised work" could be structured differently. A 75 year old person who owns their home does not need the added stress of a lien being placed against their property. However, if this person's home is falling into disrepair and they don't have the necessary resources for rehabilitation of their home, why would the City not structure "a grant for supervised work" in the form of a deferred payment loan? This way their home would be brought up to a "rent ready standard," while only at their passing would the loan go into repayment. This would allow this person to stay in their home and their property to be maintained. If this person was to go into assisted living, the property could then be rented as affordable housing, with those proceeds going towards servicing the loan, or possibly providing some form of supplemental income for the recipient, as well as money for maintenance of the home.

The repayment scheme for someone who is younger and/or living under a different set of circumstances would be different.

The primary purpose of CDBG and HOME funds is not to make the Central Business District of the City aesthetically pleasing² but rather to "assist localities and states in the development of viable communities," and in the creation of affordable

² An emphasized aspect put forth in the Goldsboro Downtown Master Plan (Allison Platt & Associates 2007)

housing (HUD, HOME-CDBG Guidebook 2017) through specific efforts aimed at benefitting persons who are low-to-moderate income.

What then is needed?

A key component in creating a viable community lies with the creation of sustainable employment/jobs (Wilson 2011). Under the City's goal of Economic Development, the City's summer youth employment program is briefly described. Although this program is very important to our community, this program is not economic development. The jobs simply are not sustainable and ongoing.³

Goal Description 6 (from 2019-2020 Annual Action Plan)

	Goal Name	
	Goal	The City of Goldsboro will use funds to employ youth employees through the
	Description	City of Goldsboro Summer Youth Employment Initiative Program. There are various office, light labor and recreation support positions available. Participants will work approximately 20 or more hours per week depending on placement. They will also participate in weekly trainings.

My proposed usage of CDBG and HOME funds utilizes a 4 prong approach. Each aspect of the approach must be coupled with changes in City policy to more effectively utilize CDBG and HOME funds and to bring about the desired results.

Proposal 1

My first proposal involves the creation of low-skilled sustainable jobs through a Community-Based Development Organization. This CBDO will oversee and manage the day to day functions of a lawn care and landscaping consortium, which will have as a priority the training and employment of persons from low-to-moderate income households who reside within the City of Goldsboro.

Within the City of Goldsboro there is no shortage of grass in need of being cut and/or landscaping in need of maintenance. However, oftentimes it is non-licensed

³ I am in favor of keeping the summer jobs program for youth until such a time whereby it is no longer needed.

persons or business entities from outside of the City who do a substantial amount of the lawn care and landscaping within the City.

For this reason there should at least be a \$100 dollar required business permit, as well as insurance requirements for all lawn care and land landscaping businesses based outside the City, with two exceptions.

The first exception would be for non-city Wayne County based businesses. If these businesses have a make-up of in-the-field employees consisting of no less than 50% of persons from within the City, along with no less than 25% of their in-the-field personnel emanating from low-to-moderate income households within the city, they would be eligible for a waiver.



The second exception is for non-city non Wayne County based businesses. If this type of business entity has a 25% make-up of in-the-field employees from low-to-moderate income households from within the city of Goldsboro, they too would be eligible for a waiver.

In order to help non-city lawn care and landscaping businesses meet the waiver requirements, the CBDO will also provide oversight in both the licensing and waiver process, as well as maintain a pool of trained individuals from low-to-moderate income households who will be available for "in-the-field" work. Only after non-city based lawn care and landscaping businesses have made a reasonable effort to comply will they be granted a waiver.

The CBDO will not only partner with lawn care and landscaping companies in order to meet its objectives, but the CBDO should have a pool of equipment in order to do



on the job training. Other goals of the CBDO are to establish the consortium of lawn care and landscaping companies as the preferred lawn care and landscaping services within the city. The magnitude of lawn care and landscaping needs within the city can sustain a substantial number of jobs that can be of a direct benefit to low-to-moderate income persons and households. This should begin to lessen entrenched poverty while keeping more of the monies spent on commercial property upkeep here in the city. This is consistent with Candidate Taj Polack's views on how to make Goldsboro a more viable community.⁴

Proposal 2

My second proposed usage of CDBG funds involves the creation of sustainable jobs by bringing into use city-owned lands having floodplain designation. Due to these lands being in the floodplain with an increased propensity of flooding, these lands have limited usage. Yet these lands are ideal for the growing of Bamboo.



Old Neuse Heights Area (from Google Earth)



Highway Patrol Area (from Google Earth)

⁺Taj Polack is a candidate for Goldsboro City Council – District 3. He and I believe we should find and train people who both live in Goldsboro and spend their money in the local economy.

The floodplain area known as Neuse Heights and the floodplain area just northwest of the State Highway Patrol Station could be utilized for the growing of different types of bamboo. What follows are just a few of the products that can be grown and/or created.

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Another potential aspect of Proposal 2 is that the various bamboo types can be grown and cultivated in a way so as to generate tourism dollars through the creation of Bamboo Gardens. People pay to have nice relaxing walks in what appears to be a scenic, somewhat natural, setting. Furthermore, when people leave they have to eat, and why not visit Downtown Goldsboro?



Proposal 3

My third initiative involves not only the creation of sustainable jobs while also removing an economic burden from the people of Goldsboro. The Goldsboro Municipal Golf Course should become the largest recreational area between the Triangle and the Coast.

(from Google Earth)

Outline of Goldsboro Municipal Golf Course

Perimeter: Approximately 2.41 miles

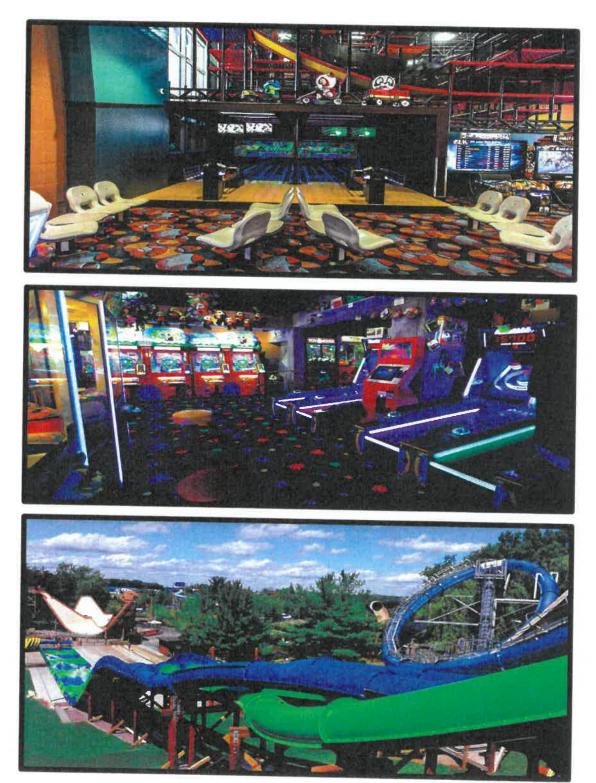
Area: Approximately 164.66 acres

My plan involves the following:

- (1) The creation of a Professional Grade Mini Golf Course. Not only will it provide ongoing recreation, but it will be used to annually host a professional mini golf tournament;
- (2) The creation of a quality indoor Go Kart Race Track, complete with a snack bar and canteen;
- (3) The creation of a quality arcade and electronic game room areas, along with playhouses for both children and adults.

- (4) The creation of a Waterpark that offers customers different experiences than those already offered by local competitors. The thinking is to not intentionally undercut others but to offer what others do not;
- (5) The creation of a Zip-line Course that can also be used as a mode of transportation to go from place to place throughout the overall park; and
- (6) The creation of rentable areas for carnival like rides and vendors.







The overall park should be designed in a way that is asteically appealing while remaining true to its intended purpose. Therefore the designed landscape within the park should also contain different types of bamboo that is to be harvested. The harvesting of the bamboo should coincide with a story of the people of Goldsboro, and their resillience in overcoming poverty.

Proposal 4

My fourth proposal runs congruent with the ideas of Candidate Taj Polack's: that is, we should begin to create apprenticeships that progressively evolve into well-paid fulltime jobs. From firefighting, to jobs in the trades, record keeping, or even jobs within the field of nursing, we intend to give younger generations a more than average probability of succeeding. We both say much emphasis has been placed on the restoration and maintenance of Goldsboro's historic buildings. We today support the restoration of HOPE and HELP⁵ so that the beauty of the people of Goldsboro is openly seen to transcend the aesthetics of its rebuilt buildings and cobbled streets.



Conclusions

The endeavors I have described, if instituted properly, along with the improvements already made to the Downtown area, will not only generate revenues from tourism, but also spur other forms of economic growth: truly making Goldsboro one of the top cities in which to live. However, we are not there yet.

In a report entitled "Goldsboro: Isolation and Marginalization in North Carolina," Dr. Gene Nichol and Dr. Heather Hunt say:

The poverty and economic hardship experienced in Goldsboro is formidable and long-standing. It affects the entire city, in the broadest terms.

⁵ HOPE and HELP are acronyms for the 8 guiding principles of Taj Polack's candidacy. (1) H – Honor and Integrity,

O – Opportunity; P – Positions without Power; and E – Equality / H – Hearing and Listening; E – Expectations; L – Liaison; and P - People

. . . The challenges Goldsboro faces are sufficiently intense to merit a Broadly organized, all-hands-on deck approach. (2018:39-40)

They further say:

There is no magic bullet . . . [and] that while poverty is not intractable, the fight against requires patience, and political and civic will. (2018:40)

I think we have all three.

The City's past usage of CDBG and HOME funds, although probably "legal," have not been utilized in a manner that most effectively benefits low-to-moderate income persons and/or households. I tend to believe this is also the case with the proposed allocations described in the City's 2019-2020 Annual Action Plan.

Currently the city of Goldsboro has a poverty rate of 25.9% (US Census 2017). This means that 1 out of 4 of our fellow citizens live in absolute poverty. This means literally that ¹/₄ of our fellow citizens are at risk of 1 or more of their basic needs being unmet.

With these things in mind, I hope this document brings a level of solidification to the dialogue that has already begun. To those who think themselves entitled to stop progress, perhaps you should deeply consider what it is you have to gain, as well as what it is you have to lose.

The viewpoints contained here-in are also endorsed by Taj Polack, Candidate for Goldsboro City Council – District 3.

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David L. Craig, B.S., M.A., Ph.D.

Truth, Analysis, & Activism



Corruption must put on incorruption, and mortality must put on immortality

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David Leonard Craig was born and raised in Goldsboro, North Carolina. His faith emanates from a combination of personal experiences, to include him being raised by a single mother up until around 15; the religious teachings he received at both Elm Grove Church of Christ and St. Mark Church of Christ; his military experiences; and the knowledge he gained as a lifelong student of himself and his community. David has studied at the highest levels of academia and holds a B.S. in Sociology from Mount Olive University; a M.A. in Sociology from East Carolina University, and a Ph.D. in Sociology from NC State University. David is the father of 3 adult children which he desires the very best for.