

City of Goldsboro (DRAFT)
2019 - 2020 Consolidated Annual
Performance and Evaluation Report (CAPER)



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

Reporting Period
July 1, 2019 thru June 30, 2020



Grant Year 2019-2020 (DRAFT)

Consolidated Annual Performance and Evaluation Report (CAPER)

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CR-05 - Goals and Outcomes

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

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

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, Goldsboro receives annual allocations of funds for housing and community development projects under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. The 2019-2020 Annual Action Plan described in detail the housing and non-housing needs of the area, market conditions based on the best data available at the time and set forth strategies that established priorities for meeting the needs identified. Additionally, the Plan outlined resources anticipated to be available to address priority areas of need and established the intended uses of resources. Like most industries, businesses, and governmental entities, the Coronavirus (COVID-19) pandemic affected the outcomes for Goldsboro's strategic housing and community development goals for program year 2019-2020 dramatically. Mostly all operations were interrupted or altered by COVID-19 and restrictions mandated by N.C. Governor executive orders and recommendations from the N.C. Department of Health and Human Services and the Centers for Disease Control and Prevention. During this time, contractors and subcontractors normally available to Goldsboro for construction and home repairs suspended or slowed down operations from the uncertainty and availability of goods and labor for projects along with balancing the health and safety of their workers. Goldsboro was unable to complete rehab and repair work for the expected 26 housing units in conjunction with the Essential Single-Family Loan Pool - Disaster Recovery (ESFRLP-DR) & Urgent Repair (URP) Programs this grant cycle. However, \$42,251 of CDBG funds were expended and attributed to indirect rehab delivery cost (i.e., cost of inspections, scope of works, procurement, and staff salary dedicated to the 26 housing units). This has even impacted the timeline for obtaining authorization for award and construction of the Tiffany Gardens Apartment Low-Income Housing Tax Credits (LIHTC) project. Tiffany Gardens LIHTC project will produce at least 80 new affordable rental housing units within District 6 at 3227 Central Heights Road within the City. The undertaking of this development project was to be funded through HOME funds carried over from prior years. The City's Summer Youth Employment Initiative (SYEI) Program was also impacted by COVID-19; 26 youth jobs were lost due to the cancellation of the SYEI Program for the health and safety of employees.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

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

Goal/Project	Category	Source & Amount	Indicator	Unit of Measure	Expected Program Plan Year	Actual Program Plan Year	Percent Complete
Homeowner Rehabilitation	Affordable Housing	CDBG: \$42,251 ESFRLP-DR: \$79,175	Homeowner Housing Rehab	Household Housing Units Associated to the Essential Single-Family Disaster Recovery & Urgent Repair	29	3	10%

Goal/Project	Category	Source & Amount	Indicator	Unit of Measure	Expected Program Plan Year	Actual Program Plan Year	Percent Complete
Homebuyer Assistance	Affordable Housing	HOME: \$22,50	Direct Financial Assistance Homebuyers	LMI Households Assisted Provided by the City's Homebuyer Assistance Program	4	2	50%
Public Facilities and Improvement	Non-Housing Community Development	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted Associated to the WA Foster Center Debt Service Payment, Based on the Number of LMI Residents within the Census Tract/Block Group	1,536	1,536	100%
Public Services	Non-Housing Community Development	CDBG: \$20,000	Public Service Activities other than Low/Mod Income Housing Benefit	Person Assisted from Services Provided by WATCH and WISH	1,680	1,680	100%
Public Services	Non-Housing Community Development	CDBG: \$5,000	Homelessness Prevention	Persons Assisted from Services Provided by Mephobosheth Project, Inc. (MPI)	5	9	180%
Public Services	Non-Housing Community Development	CDBG: \$8,000	Public Service Activities other than Low/Mod Income Housing Benefit	Persons Assisted Urgent Need Caused by COVID-19 and Noted as such within the CARES Act and all HUD Memorandum Transmittals	400	900**	225%
CHDO Activity	Affordable Housing (Homeless Prevention)	HOME: \$0	Rental Units Constructed	Household Housing Units Provided by Tiffany Gardens Apartment Low-Income Housing Tax Credits (LIHTC) Project	80	0	0%
CHDO Activity	Affordable Housing (Homeless Prevention and Affordability)	HOME: \$69,837	Homeowner Housing Added	Household Housing Unit Provided by New Construction through Habitat for Humanity	3	2	67%
CHDO Activity	Affordable Housing (Homeless Prevention and Affordability)	NC Rural Dev.: \$307,033	Rental Units Constructed	Household Housing Units Provided by Adair Place Apartments Low-Income Housing Tax Credits (LIHTC) and NC Rural Development Instructure Project	72	72	100%
Economic Development	Non-Housing Community Development	CDBG: \$0	Jobs Created/Retained	Jobs Provided by the City's Summer Youth Employment Initiative (SYEI) Program	23	0	0%
CDBG & HOME Program Admin	General Program Administration	CDBG: \$66,561 HOME: \$21,272	Administration	Administration and Planning			

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

****** As a continuously response to COVID-19 the Department has provided total of (6,650) Surgical Face Masks, (700) KN-95 masks, and (1,500) Hanes Cloth Face Masks for essential workers and the vulnerable populations in Goldsboro. This has been achieved by working with Partnership for Children of Wayne County, Four Day Movement, Salvation Army, and Guardian ad Litem to name a few.

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

Goldsboro has made some progress toward meeting our goals and objectives with 100% of our CDBG and HOME funds benefitting low- to moderate-income individuals and families by successfully balancing housing and community development programs to address our highest priority needs. Given the range of competing needs, scarce public resources must be invested wisely. Therefore, as a general principle, the Goldsboro attempts to and has expended public funds in a way that leverages the commitment of private sector support and community partnerships whenever possible.

CR-10 - Racial and Ethnic composition of families assisted

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

	CDBG	HOME
White	5	0
Black or African American	4	7
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	9	7
Hispanic	0	0
Not Hispanic	9	7

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

Narrative

In an effort to develop viable urban communities, provide decent affordable housing, suitable living environment, and expanding economic opportunities to low-to-moderate income (LMI) households the Goldsboro's CDBG and HOME funds were directed to assist LMI residents citywide. This strategy enabled Goldsboro 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. Goldsboro's CDBG and HOME funds are utilized to help citizens throughout the city. There are many residents that benefit from community development activities that are not accounted for in the table above, however the table does reflect our focus of low-to-moderate income (LMI) households, which trend toward a majority African American population. For example, project/activities that are not tied to LMI (specific households or individuals), but based on LMA (census tract/block group overall date of LMI residents within an area) – Goldsboro anticipates that there will be individuals or households that will benefit from, let's say, a "Recreational Center" in an LMA area not counted for within HUD's LMA data. As the Hispanic population grows within the city, we would expect to see some additional Hispanic families served through community development funds. During the grant cycle of FY19-20, Goldsboro showed 3,216 LMI residents benefited from activities through Public Facilities & Improvements and Public Services projects. Within IDIS, the "racial and ethnic composition" of individuals and families assisted is not tracked and populated.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	365,962	273,812
HOME	public - federal	543,506	113,609
Other	public - state	600,000	386,208

Table 3 - Resources Made Available

Narrative

N/A

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Goldsboro Scattered Site Areas	70	100	Local Target Area (City-wide)
Proposed Westend NRSA	30	0	

Table 4 – Identify the geographic distribution and location of investments

Narrative

All CDBG funds received by Goldsboro were used on eligible housing and non-housing community development activities within the City limits of Goldsboro and primarily benefit the low-to-moderated income citizens of this area. Goldsboro's housing and non-housing programs are citywide; however, Goldsboro is concentrating our efforts on areas needing to receive a very high priority for revitalization and the rehabilitation of housing occupied by elderly and special needs individuals. The 2019 census data shows that **44%** of the population within the city limits has been identified as low-to-moderate-income residents (households earning 80% or less than of the Area Median Income of **\$58,500**. The City's Low/Mod benefit this reporting period was **100%**.

Leveraging

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

Private financial institutions and lenders, within the area, continue to support the Goldsboro's affordable housing initiatives by making available advantageous mortgage programs that assist low-to-moderate income residents to become first-time homebuyers. The needs of Goldsboro's residents are greater than its resources and some private financial institutions and lenders have indicated lack of qualified buyers to meet mortgage underwriting requirements. Goldsboro does make an effort to seek other sources of funding for its community development efforts. All of the agencies receiving funds for public service activities receive the vast majority of their funding from other sources, thereby leveraging funds received by the City. Habitat for Humanity of Goldsboro-Wayne and North Carolina Housing Finance Agency (NCHFA) funds toward housing projects are additional leveraging to address the needs of Goldsboro's residents. CDBG shows over \$344,972 from private, state and local sources used

to leverage support for community development activities and HOME shows \$294,042 from private, state and local sources used to leverage support for housing activities. This combined effort and collaboration increased the scope of our community development for eligible housing and non-housing community development activities within the city limits of Goldsboro and primarily benefits the low-to-moderate income citizens of this area. Goldsboro was granted 100% HOME Match Reduction; therefore, the City was not required to provide local matching funds for FY19 HOME allocation.

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

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

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

Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	25	9
Number of Non-Homeless households to be provided affordable housing units	40	2
Number of Special-Needs households to be provided affordable housing units	3	0
Total	68	11

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	9
Number of households supported through The Production of New Units	82	2
Number of households supported through Rehab of Existing Units	26	0
Number of households supported through Acquisition of Existing Units	4	2
Total	117	13

Table 12 – Number of Households Supported

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

Several characteristics of the housing market in Goldsboro directly impact provision of affordable housing. A large percentage of owner-occupied housing belongs to low-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. Economic conditions continue to strain the ability of many families to save money and secure financing, and this has been exacerbated by the current health pandemic of COVID-19.

Discuss how these outcomes will impact future annual action plans.

Goldsboro's future ConPlan and Annual Action Plans will continue to focus on housing and strengthening of our neighborhoods, particularly in targeted communities where conditions have deteriorated. Goldsboro will also continue to partner with agencies like the North Carolina Housing Finance Agency to administer programs like the Urgent Repair Program that focuses on households at or below 50% of the AMI. We will also look at ways to address housing needs with our local stakeholders for special populations and households deemed extremely low-income. Goldsboro will continue on the path of utilizing its excess of HOME funds toward a Public-Private Partnership (P3s) toward to support the Tiffany Gardens Apartment Low-Income Housing Tax Credits (LIHTC) project. Additionally, Goldsboro plans to solicit similar development projects to increase the affordable housing stock

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	9	0
Low-income	0	4
Moderate-income	0	0
Total	9	4

Table 13 – Number of Households Served

Narrative Information

Goldsboro will continue to evaluate programs and look at ways to address the affordable housing needs of those households that are extremely low-income.

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

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

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

Goldsboro is not the lead agency for Emergency Shelter Grant (ESG) funds provided by HUD; however, Eastpointe is the recipient of ESG funds. Eastpointe utilizes ESG funds as one source to address the needs of homeless and special needs individuals and families. Through a Request for Proposal (RFP), nonprofit agencies are funded for providing services such as Emergency Shelter, Homeless Prevention Activities; or Rapid Re-housing. Goldsboro will utilize CDBG and CDBG-CV funds to support services to homeless and special needs individuals and families within future ConPlan and Annual Action Plans.

Goldsboro is within North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee that coordinates local homelessness work and planning for counties such as: Duplin, Greene, Lenoir, Sampson, Wayne (Goldsboro), and Wilson. The Regional Lead is Eastpointe, which, in collaboration with state and community partners, offers housing assistance based on individuals' and families' needs through Transition the Community Living Initiative, Target Housing, and Shelter Plus Care programs. The local Salvation Army provides services (clothing vouchers, men's shelter, rapid rehousing, and emergency assistance to name a few) to homeless individuals and families through Emergency Shelter Grant (ESG) and other funds to help transition into a stable living situation. For unsheltered homeless individuals and families in Goldsboro, Wayne Action Group Economic Solvency, Inc. (WAGES) offers a variety of services to meet the needs of the homeless in Goldsboro (i.e., providing temporary emergency housing). Goldsboro has also strived to provide information on and connection to the Neuse Regional Committee Lead Agency for local community workers and organizations with particular interest in and involvement with homeless population. In addition, Goldsboro representatives are frequently involved in discussions, presentations, and meetings with citizens, other governmental officials, and local service providers to either provide support, understanding, and/or outreach to the homeless in Goldsboro.

Assessing individuals' needs is done by individuals making contact with agencies designated as entry points where the initial screening is done. During the screening process, it is determined whether the individual can be redirected or if they need homeless service. A list of community agencies is kept on hand at the screening agencies to refer individuals to the correct service group to address their needs. When a referral to another agency is needed during the screening process, contact is made by the referring agency to the agency the individual is being referred to in order to give them some background information and to confirm that the agency that they are being referred to will be able to assist the individual. Goldsboro expended \$25,000 toward agencies assisting the homeless and other special needs populations (i.e., WISH-\$10,00; WATCH-\$10,000; and MPI-\$5,000).

Addressing the emergency shelter and transitional housing needs of homeless persons

Goldsboro is regularly in contact with case management and support service organizations like Salvation Army, WAGES, Eastpointe, Wayne Action Teams for Community Health (WATCH), Wayne Uplift Resource Association (WURA), and Fordham Home to assess and address the emergency and transitional housing needs of homeless persons where Goldsboro can be of assistance. Goldsboro is exploring opportunities to construct or reconstruct a building for a women's and children's shelter for emergency and transitional housing needs. In the previous five-year ConPlan, Goldsboro provided funding through the CDBG program to help provide emergency shelter and transitional housing to WAGES, WURA, and WATCH to name a few.

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

Goldsboro understands there are different homeless populations identified in this question and the level of services needed; therefore, Goldsboro continues to utilize the BoS CoC Neuse Regional Committee and other service providers for identification and assessment, as Goldsboro works with partners to meet those needs. County of Wayne Department of Social Services runs the Temporary Assistance for Needy Families (TANF) program, called Work First (WF), and is based on the premise that parents have a responsibility to support themselves and their children. Work First provides parents with short-term training and other services to help them become employed and move toward self-sufficiency. Families in which grandparents and relatives are caring for their relative children and legal guardians can receive services and support that prevents children from unnecessarily entering the foster care system.

Mephibosheth Project Inc. - The Mission Is Possible (MPI) offers a Re-Entry program to direct resources toward individuals from the Justice System returning to Goldsboro. The program provide vital resources 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 and productivity. The program connects this population with Trade Skills, Job Preparation Skills, Resume Writing, and Interviewing Skills - while simultaneously providing a Faith-Based Curriculum supported by a nationally recognized form of Cognitive Behavioral Intervention (CBI) known as Moral Reconation Therapy (MRT). MPI utilized \$5,000 of CDBG funds toward homelessness prevention for 9 persons.

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

Goldsboro continues to partner and support the efforts of the BoS CoC Neuse Regional Committee to help homeless persons make the transition to permanent housing and self-sustainability. Goldsboro provided funds through the CDBG program of \$10,000 to WATCH for essential healthcare service to homeless persons along with other LMI residents. It is proven that self-sustainability and positive economic health is contingent on a person's good physical healthcare. Goldsboro will prioritize funds or resources toward programs that further prevent individuals and families from becoming homeless again. It should be noted that Goldsboro will not differentiate between already homeless and those individuals and families who are on the brink of becoming homeless. Goldsboro will provide resources or funding to assist both types of cases to aid in the effort to break down the barriers to affordable housing.

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

Actions taken to address the needs of public housing

Both Public Housing Authorities (PHAs) have departments responsible for the management of the agency's capital fund program, from design to oversight of general contractors and contracts, and administration to procurement for modernization and development. HACG is currently involved in a comprehensive renovation project designed to improve distressed housing units. HACG has developed a proposed Annual Agency Plan and 5-Year Plan including HUD; Capital Fund Program; 5-Year Plan geared toward goals, objectives, and improvement and acquisition projects to ensure long-term viability to continue serving the needs within the PHA community.

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

HACG's Resident Advisory Boards (RABs) are actively engaged in developing the PHA's plans to address residents' needs. The RABs for each development bring their inputs to the HACG Management for implementation of programs, services, and initiatives necessary for residents' self-sufficiency and engagement. The Housing Authority of the City of the Goldsboro's Resident Services Department works in conjunction with the ROSS program to provide residents with the tools needed to become self-sufficient. Resident Services works to promote self-sufficiency by creating positive relationships between the residents of the Goldsboro Housing Authority and local community resources by associating family fun activities with educational opportunities. Community partners offer programs and services on and off-site to help residents develop skills that will prepare them for economic independence. Services are available through referrals for any resident living in any Goldsboro Housing Authority housing development. Those services range from job training, health, and financial literacy, youth and adult education to homeownership. Goldsboro will collaborate with PHAs, non-profits, and CHDOs to expand homeownership opportunities for low-income persons through the City's Homebuyer Assistance, Housing Counseling, and CHDO projects. It should be noted that the HACG has indicated within its proposed Annual Agency Plan and 5-Year Plan including HUD; Capital Fund Program; 5-Year Plan to purchase at least one dwelling unit each year for its homeownership program utilizing rent-to-purchase or other rental options until a low-income purchaser can qualify for a mortgage loan.

Actions taken to provide assistance to troubled PHAs

Not applicable to Goldsboro's local public housing authorities.

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

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

Goldsboro's Community Relations Department engages state and local units of government, private and public organizations, civil and human rights groups, local community leaders, and citizens of Goldsboro in deep and diverse ways. The Department serves as the arbitrator, investigator, and/or compliance mechanism for community conflicts and fair housing discrimination claims and housing issues within Goldsboro's jurisdiction. The Commission on Community Relations and Development aided with the enhancement of community harmony and promoted awareness of Goldsboro's growing multiculturalism by facilitating community dialogue and regular monthly meetings, and coordinating with residents and stakeholders to address community issues and concerns — either through the Commission or outside coalitions.

Goldsboro has worked to diversify membership on the planning and zoning board. Goldsboro has worked to promote building standards that allow access for all persons to residential and commercial buildings. Information regarding predatory lending and foreclosure is included in homebuyer education classes to assist those in need so they do not fall prey to predatory lending; however, this issue continues to be a serious problem not only in Goldsboro, but throughout the nation. Goldsboro continues to evaluate how CDBG and HOME funds can best be used to bridge both the development cost gap and affordability gap for housing units.

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

Goldsboro continued to partner with other public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development activities. Goldsboro set aside \$500,000 of HOME funds to address the lack of affordable rental housing options for LMI individuals and families during this grant cycle, but COVID-19 has delayed this effort. Goldsboro's support of the BoS CoC Neuse Regional Committee has helped to engage partners, advocate for policies that address root causes of homelessness and initiatives that strengthen current systems of care, and provide technical assistance and training to homeless service delivery agencies. Goldsboro was able to utilize from North Carolina Department of Commerce \$350,000 through the Rural Economic Development Division Rural Grant Program to form a public-private partnership with the Developers of Adair Place Apartments to construct the infrastructure and 72 new units. This helps to to make available an increase to affordable housing stock for Goldsboro to benefit LMI individuals and families.

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

The reduction activity required depends on the nature of the activity funded and the amount of Federal funding. Reduction methods described include paint stabilization, interim controls, standard treatments, and abatement. As required by HUD, any residential property built before 1978 receiving federal funds from CDBG and HOME programs are to be tested for lead-based paint and any lead hazards discovered are to be removed. Currently, Goldsboro includes lead-based paint mitigation measures in all rehabilitation programs and, if needed, will identify and apply for additional funding resources to finance this mitigation. Contractors are required to be trained and certified to supervise removal of lead hazards in order to comply with HUD regulations. Over the course of the upcoming program year, Goldsboro will maintain information on lead-based paint hazards in order to (1) educate

the public, (2) gauge the prevalence of lead paint contamination, and (3) start to address the issue within Goldsboro. Goldsboro will utilize the following strategies to address lead-based paint hazards and increase access to housing without lead-based paint hazards through its CHDO activity, housing rehabilitation, and homeownership of lead-free home programs. Additionally, Goldsboro will continue to support Wayne County Environmental Health Department that screens residents for elevated blood lead levels (EBL) and inspects housing units for lead-based paint hazards.

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

Goldsboro's Anti-Poverty Strategy is meant to be a comprehensive and multi-agency approach in the areas of housing, essential services, employment training, and healthcare to name a few. Goldsboro provided funds through the CDBG program of \$10,000 to WATCH for essential healthcare service to LMI populations stricken with poverty. It is proven that self-sustainability and positive economics within a community is contingent on a person's healthiness and employability. Funding was prioritized to collaborate with organizations and public institutions to reduce the number of poverty-level families. Goldsboro has a deep-rooted community of non-profit organizations and public institutions that provided resources and services to address housing and community development needs citywide — many of which Goldsboro funded as sub-recipients through CDBG and HOME as a multilateral approach to carry out objectives (i.e., Habitat for Humanity Goldsboro—Wayne, WISH, WATCH, and MPI).

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

Goldsboro collaborated with non-profit organizations and public institutions through sub-recipients agreements to utilize CDBG and HOME funds improve gaps of the service delivery systems for special needs population and homeless individuals and families. Goldsboro's strategy demonstrated an emphasis on prevention and case management services, access to healthcare services, and housing options to name a few. In summary, improving system integration to ensure access to mainstream resources remains a priority for Goldsboro.

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

Goldsboro's partnership and funding relationship with local housing services organizations was impacted by the COVID-19 pandemic in this program year. Coordination with other organizations and all members associated with the North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee (including private housing developers) continued to be built upon to improve networks, coordination, and problem solving in the jurisdiction. But Goldsboro has assessed this area was not an optimal level due to the impact of COVID-19 pandemic.

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

Goldsboro maintains a strong commitment to both fair and affordable housing opportunities. Current programs and activities revolve around two main goals — increasing public awareness of fair housing, and providing and maintaining affordable housing. Of course, this grant cycle Goldsboro was limited in its efforts due to the COVID-19 pandemic. Information regarding predatory lending and foreclosure has also been included in the homebuyer education classes. Goldsboro continued to work with local organizations and make referrals for educational opportunities, so that residents do not fall prey to predatory lending. Goldsboro received and investigated fair housing complaints in a timely and safe manner despite the pandemic. Goldsboro provided a variety of educational/outreach material as it engages residents and investigated.

CR-40 - Monitoring 91.220 and 91.230

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

Each sub-recipient that receives CDBG and HOME funding will be monitored a minimum of once annually during the Program Year for the project. However, based on risk assessments of the sub-recipients at the time of application, the sub-recipient may be subjected to additional monitoring visits during the Program Year that the sub-recipient receives program funding. Program staff will conduct the monitoring of the actual projects and applicants. Monitoring will be conducted for both a Programmatic and Financial perspective for all aspects of the CDBG and HOME Programs. Monitoring will cover all areas the CDBG and HOME Programs (where applicable) in accordance with 24 CFR Part 570, et. Seq.; the applicable Uniform Administrative Requirements in accordance with 24 CFR 84 or 85, et. Seq.; and the applicable OMB Circulars for Non-Profits, Local and State Governments, and Institutions of Higher Education. Monitoring reviews, once completed, will identify both Findings and Concerns and will be presented, in writing, to the applicants within 30 calendar days of completion of the monitoring visit. Applicants will be expected to reply to and resolve all monitoring Findings and Concerns. Some findings and/or concerns, based on their nature (i.e. previous occurrences that cannot be corrected) cannot be resolved, but only acknowledged and presented with procedures to prevent their reoccurrence in the future. Each organization contracted to perform or deliver CDBG and HOME funded programs, projects, or services will be held accountable for all the terms of each contract or sub-recipient agreement entered into. Each agreement is different depending on the nature of the project, and the standards for monitoring are defined in these agreements.

Monitoring Objective:

Primary - To ensure that sub-recipients are:

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

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

Monitoring Procedure:

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

On-Site Visits

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

Long-Term Compliance

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

Rental Housing Monitoring

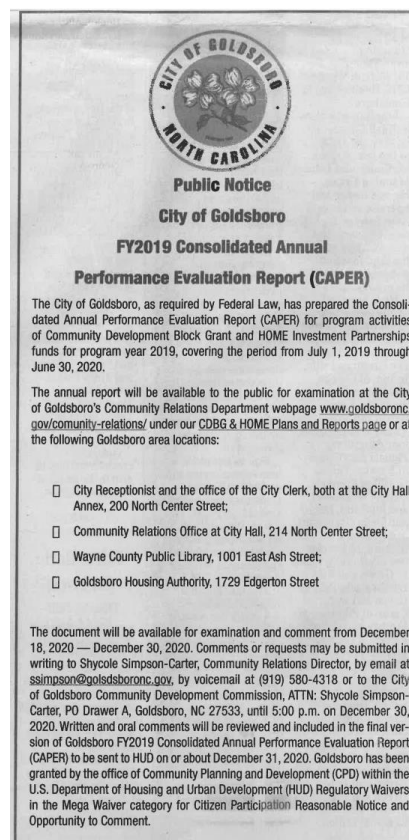
Monitoring shall be conducted in accordance with the guidelines as set under the HOME Rental Program Activities. Staff will review annual Project Compliance Reports and perform regular on-site visits throughout the affordability period to ensure continued compliance with:

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

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

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

The availability of Goldsboro's draft CAPER was publicized in the Goldsboro News-Argus on December 12, 2020, detailing the document would be accessible to the public for examination at the City of Goldsboro's Community Relations Department webpage or at four Goldsboro area locations. The document will be available for examination and comment from December 18, 2020 — December 30, 2020.



CR-45 - CDBG 91.520(c)

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

Changes made to Goldsboro's program have been a shift directly related to the COVID-19 pandemic. Previous program objectives, priorities and needs identified are still pressing needs in our communities. The programs and strategies that Goldsboro have developed, and continue to build upon, are in response to addressing these needs. Mostly all operations were interrupted or altered by COVID-19 and restrictions mandated by N.C. Governor executive orders and recommendations from the N.C. Department of Health and Human Services and the Centers for Disease Control and Prevention (CDC). During this time, contractors and subcontractors normally available to Goldsboro for construction and home repairs suspended or slowed down operations from the uncertainty and availability of goods and labor for projects along with balancing the health and safety of their workers.

Goldsboro is positioned for strategic, sustainable growth and development, and the Community Relations Department has a critical role in helping the City meet its goals while also ensuring that the needs of low- and moderate-income citizens are taken into consideration. We are keenly aware that planning as we move forward must also have factored in effects from the Coronavirus, which will be ongoing for several years.

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

No

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

N/A

CR-50 - HOME 91.520(d)

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

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

Goldsboro Development Corporation currently has thirteen (13) houses in the rental program. During this reporting period, three (3) houses were inspected. All required repairs were completed as of the end of this reporting period. The Highlands of Goldsboro currently has three (3) designated HOME-Assisted units in the rental program. During this reporting period, three (3) apartments were inspected. There were no required repairs identified this reporting period.

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

In accordance with the provisions of the HOME Final Rule, 24 CFR 92.351, Goldsboro adopted a Resolution approving Goldsboro's Affirmative Marketing Policy and Implementation Procedures. The purpose of this document is to ensure furtherance of Goldsboro's commitment to non-discrimination and equal opportunity in housing. Affirmative marketing steps provided in the document consist of actions by Goldsboro and its partners to provide information and otherwise attract eligible persons from racial, ethnic and gender groups in the market area to available housing.

In addition, to Goldsboro's on-going affirmative marketing actions (e.g., Fair Housing poster displayed in a prominent place), Goldsboro supports homebuyer education courses and housing activities to position prospective homebuyers for homeownership, especially for units constructed with HOME funds or units that can be acquire through down payment and closing cost assistance with HOME funds.

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

Goldsboro did not receipt any HOME program income in the Integrated Disbursement and Information System (IDIS). Although, if Goldsboro had receipted program income it would have been expended as required by the established guidelines.

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

Goldsboro partnered with MC Morgan & Associates, Inc.'s as a private-public partnership for the Tiffany Gardens' Low-Income Housing Tax Credits (LIHTC) project which was awarded tax credits. It should be noted that LIHTC applications for tax credits through NC Housing Finance Housing Agency (NCFHA) are extremely competitive and this equates to millions in tax credits over 10 years — a benefit to the Developer and the City. COVID-19 pandemic impacted the timeline for obtaining authorization for award and construction of the Tiffany Gardens Apartment Low-Income Housing Tax Credits (LIHTC) project. Tiffany Gardens LIHTC project will produce at least 80 new affordable rental housing units within District 6 at 3227 Central Heights Road within the City. The undertaking of this development project was to be funded through \$500,000 of HOME funds carried over from prior years. Goldsboro anticipates in FY21 the project will begin as we continue to navigate the challenges of COVID-19.

Goldsboro received from North Carolina Department of Commerce \$350,000 through the Rural Economic Development Division Rural Grant Program to form a public-private partnership with the Developers of Adair Place to construct the infrastructure and increase the affordable housing stock available to Goldsboro. The Adair Place project was completed and received all four Certificate of Occupancies. The newly constructed three-story apartment buildings contains 72 units including a community building. The project also received Low-Income Housing Tax Credits (LIHTC) the 72 new units helped to make available an increase to affordable housing stock for Goldsboro to benefit LMI individuals and families. Thirty-six of the 72 total units are three-bedroom units with the other 36 units being 12 one-bedroom units and 24 two-bedroom units. The location of the project is 200, 202, 204, and 206 Keller Way, Goldsboro NC.