

**CITY OF GOLDSBORO  
PROGRAM YEAR 2020 – 2021  
CONSOLIDATED ANNUAL  
PERFORMANCE  
AND EVALUATION REPORT**

**(CAPER)**

**DRAFT**

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Grant Year 2020-2021 (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)**

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 2020-2021 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. As with most industries, businesses, and governmental entities, the Coronavirus (COVID-19) pandemic significantly affected the outcomes for City of Goldsboro's strategic housing and community development goals for program year 2020-2021. Administrative operations and programs 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. Furthermore, program year activities were delayed due to a significant delay in signing the annual grant agreement with HUD and receiving permission from HUD to allocate and spend program year funds. The pandemic continued to impact the timeline for completing predevelopment and HOME loan paperwork for the Tiffany Garden Apartment Low-Income Housing Tax Credits (LIHTC) project initially discussed in program year 2018-2019. Tiffany Garden project will produce 80 new affordable rental housing units within District 6 at 3227 Central Heights Road within the city. The City's Summer Youth Employment Initiative (SYEI) Program was cancelled for a second year because of the COVID-19 pandemic; 26 youth jobs were lost due to the cancellation of the SYEI Program for the health and safety of employees and participants.

Administrative and compliance accomplishments during the program year include the timely completion of an Annual Action Plan utilizing several virtual public meetings and hearings, and the completion of a multiyear Analysis of Impediments to Fair Housing Choice.

In response to the continuously evolving federal response to the pandemic, City of Goldsboro completed the requirements to receive an allocation of CDBG-CV funds and identified community organizations to receive these funds through subgrants. Subgrants were made in the 2021-2022 program year.

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

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

Goal/Project	Category	Source & Amount	Indicator	Unit of Measure	Expected Program Plan Year	Actual Program Plan Year	Percent Complete
Homeowner Rehabilitation  (housing units added, housing units rehabbed, & housing units demolished)	Affordable Housing	CDBG: \$0 URP: \$34,790	Homeowner Housing Rehab  *Note: 0 units were added and 0 units were demolished	LMI Housing Units associated with Urgent Repair Program	CDBG: 9 URP: 14	CDBG: 0 URP: 4	CDBG: 0% URP: 29%

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	1,497	1,497	100%
Public Services/ Fair Housing	Affirmatively Further Fair Housing	CDBG: \$0	Public Service Activities for Low/Mod Income Housing Benefit	Fair Housing services (i.e. counseling on housing discrimination) as public services	40	0	0%
Public Services/ Housing Counseling	Affirmatively Further Fair Housing	CDBG: \$0	Public Service Activities for Low/Mod Income Housing Benefit	Housing Counseling, under 24 CFR 5.100	30	0	0%
Public Services/ General	Non-Housing Community Development	CDBG: \$0	Public Service Activities for Low/Mod Income Housing Benefit	Public service activities to include employment services, crime prevention, health services, substance abuse services and educational programs	705	0	0%
Public Services/ COVID-19 Public Service Grants	Non-Housing Community Development	CDBG-CV: \$0 (Public service grants not distributed in 2020) CDBG-CV: \$3,889 (masks purchased)	Public Service Activities for Low/Mod Income Housing Benefit	Masks purchased to prevent, prepare for, and respond to the spread of COVID-19.	500	500 (estimated)	100%
Homebuyer Assistance	Affordable Housing	HOME: \$22,500	Direct Financial Assistance	LMI Households Assisted- Provided by the City's Homebuyer Assistance Program	10	2	20%

Homebuyer Assistance & Rehabilitation	Affordable Housing	HOME: \$0	Acquire, rehabilitate, or assist a developer to acquire and rehabilitate properties	LMI Housing Units & LMI Households	4	0	0%
CHDO Set-Aside	Affordable Housing	HOME: \$43,908	Rental Units Constructed	Construction of new single-family housing for Low/Mod Income Families	2	2	100%
Rental Housing Development	Affordable Housing	HOME: \$0	Rental Units Constructed	Construction of new single-family housing for Low/Mod Income Families	80	0	0%
CDBG & HOME Program Admin	General Program Administration	CDBG: \$76,387 CDBG-CV: \$31,828 HOME: \$29,719	Administration	Administration and Planning	N/A	N/A	N/A

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

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**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.**

City of 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 City of Goldsboro endeavors to expend 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	210	0
Black or African American	1287	2
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>1497</b>	<b>2</b>
Hispanic	59	0
Not Hispanic	1438	2

**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, a suitable living environment, and expand economic opportunities for low-to-moderate income (LMI) households the City of Goldsboro’s CDBG and HOME funds were directed to assist LMI residents citywide. 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. 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, for project/activities that are not tied to LMI specific households or individuals but based on Low/Mod Area LMA (census tract/block group with a high percentage of LMI residents within that area), the City of Goldsboro anticipates that there will be many more individuals or households that will benefit from the expenditure of HUD funds in that area than are reported in the CAPER, due to the complexity of collecting that data. As the Hispanic population grows within the city, the City expects to serve additional Hispanic persons with community development funds. During the grant cycle of FY20- 21, Goldsboro showed 1,497 LMI residents benefited from activities through an ongoing Public Facilities & Improvements project, based on Census data of the service area of the project.

## 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	\$351,137	\$226,387
HOME	public - federal	\$237,076	\$96,127
CDBG-CV	public - federal	\$206,554	\$3,889
URGENT REPAIR	public- state	\$100,000	\$34,790

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	98	Local Target Area (City-wide)

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Ninety-eight percent (98%) of CDBG funds received by City of Goldsboro benefited low-to-moderate income residents. Goldsboro's housing and non-housing programs are citywide; however, City of Goldsboro concentrates our efforts on the revitalization and rehabilitation of housing occupied by elderly and special needs individuals.

### 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.**

The City of Goldsboro seeks other sources of funding for its community development efforts. This combined effort and collaboration increased the scope of our community development for eligible housing activities within city limits. Additional leveraging funds have been received from Habitat for Humanity of Goldsboro and the North Carolina Housing Finance Agency. The leveraging total from Habitat for Humanity is \$156,650, and the leveraging amount from the North Carolina Housing Finance Agency is \$34,790. The City of Goldsboro was granted 100% HOME Match Reduction; therefore, the City was not required to provide local matching funds for FY20 HOME allocation.



Fiscal Year Summary – HOME Match (N/A)	
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

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	2,995	0	0

Table 7 – Program Income

**HOME MBE/WBE report**

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

	Total	Women Business Enterprises	Male
<b>Contracts</b>			
Dollar Amount	0	0	0
Number	0	0	0
<b>Sub-Contracts</b>			
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 (N/A)

	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 (N/A)

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	100	0
Number of Non-Homeless households to be provided affordable housing units	2070	4
Number of Special-Needs households to be provided affordable housing units	235	3
<b>Total</b>	<b>2405</b>	<b>7</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	88	2
Number of households supported through Rehab of Existing Units	20	4
Number of households supported through Acquisition of Existing Units	16	2
<b>Total</b>	<b>124</b>	<b>8</b>

Table 12 – Number of Households Supported

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

Differences between goals and outcomes and problems encountered in meeting goals are directly related to recent staff changes and the COVID-19 pandemic. Construction costs are rapidly escalating and economic conditions continue to strain the ability of many families to save money and secure financing. This has been exacerbated by the ongoing COVID-19 pandemic.

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

Administratively, delays in making subgrants pushed additional funds into the 21-22 Annual Action Plan. The City of Goldsboro’s current Consolidated Plan (ConPlan 2020-2024) and Annual Action Plans (AAPs) continue to focus on creating and stabilizing affordable housing as well as providing community benefits in health, recreation, employment, and homelessness prevention. The City of 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. The City of Goldsboro continues to reach out to and recruit additional for profit and nonprofit developers to increase the availability of affordable housing more quickly than it has occurred in recent years. Future Annual Action Plans will reflect more reasonable numbers and attainable goals that can be met within a program year.

**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	524	0
Low-income	284	1
Moderate-income	479	1
<b>Total</b>	<b>1287</b>	<b>2</b>

Table 13 – Number of Households Served

**Narrative Information**

The City of Goldsboro will continue to evaluate programs and look at ways to address the affordable housing needs of 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**

An important accomplishment for the program year was the completion of the AI, which will provide important up to date data and community input to inform the focus and direction of programs related to homelessness. The City of Goldsboro is not the lead agency for Emergency Shelter Grant (ESG) funds provided by HUD; however, Eastpointe is the recipient of ESG funds. Eastpointe is a managed care organization serving eastern North Carolina that 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. During the 2020-2021 program year, the City of Goldsboro was awarded HOME American Rescue Plan (HOME-ARP) and CDBG-CV funds which are targeted toward preventing and mitigating homelessness. Goldsboro will utilize CDBG, HOME ARP 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 including: 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. City of 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 population in Goldsboro.

Assessing individuals' needs is not done by Community Development and relations staff. Rather, staff members make referrals to community agencies whose mission and or activities are believed to be a match for the resident's needs.

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

The City of Goldsboro staff maintains contact with case management and support service organizations to assess and address the emergency and transitional housing needs of homeless persons where the City of Goldsboro can be of assistance. In the previous five-year ConPlan, City of Goldsboro provided funding through the CDBG program to help provide emergency shelter and transitional housing to several community-based organizations. During the program year, staff and other City representative held numerous conversations and received feedback from stakeholders and residents on possible deployment of CDBG-CV funds for homelessness services and prevention.

**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**

City of Goldsboro understands there are different homeless populations identified in this question and the level of services needed; therefore, City of Goldsboro continues to utilize the BoS CoC Neuse Regional Committee and other service providers for the identification, assessment and resolution of these needs. City of Goldsboro works with partners to meet those needs through supporting affordable housing and non-housing public services.

**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**

City of 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. City of Goldsboro impacts the housing status of homeless residents and those at risk of becoming homeless by supporting affordable housing production and rehabilitation and educating the community about fair housing laws.

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

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

There are two public housing authorities that operate within Goldsboro city limits: Eastern Carolina Regional Housing Authority and the Housing Authority of the City of Goldsboro (HACG). 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. City of Goldsboro collaborates with HACG and looks for ways to financially or administratively support HACG programs and goals.

### **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 developments brings 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 Housing Authority of the City of Goldsboro 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 HACG housing development. Those services range from job training, health, and financial literacy, youth and adult education to homeownership. City of Goldsboro collaborates with PHAs, non-profits, and CHDOs to expand homeownership opportunities for low-income persons through the City of Goldsboro's Homebuyer Assistance, Housing Counseling, and CHDO projects. HACG is one of the partner locations where City of Goldsboro housing programs are actively advertised.

### **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)**

City of 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 diverse ways. The Commission on Community Relations and Development enhances community harmony and promotes 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 community coalitions.

City of Goldsboro has worked to diversify membership on the planning and zoning board. City of 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. City of 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)**

City of 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. City of Goldsboro set aside \$500,000 of HOME funds to address the lack of affordable rental housing options for LMI individuals and families in the previous grant cycle, but the COVID-19 pandemic has delayed this effort. City of 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.

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

The lead-based hazard mitigation activity required depends on the nature of the activity funded and the amount of federal funding. Mitigation methods 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 is tested for lead-based paint and any lead hazards prior to disturbing the surfaces through rehabilitation or demolition. Currently, City of 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, City of 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, City of 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. During the previous program year, community-based organizations were identified to utilize pandemic recovery funds administered by the City for the purpose of mitigating economic, health, and social effects of the pandemic. 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 City of Goldsboro funds 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)**

City of Goldsboro collaborated with non-profit organizations and public institutions through sub-recipient agreements to utilize CDBG and HOME funds improve gaps of the service delivery systems for special needs population and homeless individuals and families. City of Goldsboro's also focused on hiring and training new community development staff and identifying experienced consultants to augment staff capacity.

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

City of Goldsboro's partnership and funding relationship with local housing services organizations was impacted by the COVID-19 pandemic in this program year. It was also negatively impacted by the departure of seasoned staff and unforeseen delays in naming an interim director and rebuilding the department staff. 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)**

City of 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. This past program year, a new Analysis of Impediments to Fair Housing Choice (AI) was completed. It was not completed in time to make an impact on the previous program year's activities but was closely considered in creating the FY 21-22 AAP.

Information regarding predatory lending and foreclosure has also been included in the homebuyer education classes. City of Goldsboro continued to work with local organizations and make referrals for educational opportunities, so that residents do not fall prey to predatory lending. During the 2020-2021 Program Year, City of

Goldsboro received and investigated 11 fair housing complaints in a timely and safe manner despite the pandemic. Educational and outreach material regarding fair housing is distributed regularly.

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## 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**

Monitoring of subrecipients and funding housing activities was negatively impacted by the ongoing COVID-19 pandemic and shortness of staff. Because no CHDO or CDBG Public Services awards were made during the program year, there were no new subgrants to monitor. 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 Procedure:**

- Review most current regulations and HUD guidance
- Conduct in-house reviews of sub-recipient materials
- Agree to date and scope of monitoring with subrecipient
- Conduct monitoring:
  1. Notify subrecipient of date, scope, focus of review in writing
  2. Hold an entrance conference with chief official of the subrecipient
  3. Gather and analyze data necessary to procedures, outputs and outcomes
  4. Hold an exit conference with subrecipient leadership to report results and receive feedback
  5. Follow-up with letter of results to include findings and/ or concerns

### **On-Site Visits**

As standard operating procedure, staff performs on-site monitoring reviews at least annually, depending on a needs assessment. Programs operations are observed, sub-recipient staff interviewed, client eligibility confirmed, and financial and programmatic reports verified from original documentation. On-site monitoring of open subrecipients agreements was not conducted during the program year.

### **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 reviews 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 reviews annual Project Compliance Reports and performs 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 September 14, 2021 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 September 15, 2021 through September 29, 2021.

### **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 City of Goldsboro’s program have been in response to the COVID-19 pandemic. Previous program objectives, priorities and needs identified are still pressing needs in our communities. The programs and strategies that City of Goldsboro has developed, and continue to build upon, are in response to addressing these needs. Most City operations were disrupted 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 factor in economic and other effects from the prolonged COVID-19 pandemic, which will be felt 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.

No assisted housing units were inspected during the program year due to the pandemic and changes in staffing. Goldsboro Development Corporation currently has thirteen (13) HOME-assisted houses in the rental program. During this reporting period, no houses were inspected. The Highlands of Goldsboro currently has three (3) designated HOME-assisted units in the rental program. During this reporting period, no apartments were inspected.

## **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, City of Goldsboro adopted a Resolution approving Goldsboro's Affirmative Marketing Policy and Implementation Procedures in 1994. 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 City of 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 City of Goldsboro's on-going affirmative marketing actions (e.g., Fair Housing poster displayed in a prominent place), the City 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**

City of Goldsboro received \$2309.24 in HOME program income and \$686.00 in CDBG program income in the Integrated Disbursement and Information System (IDIS) during the program year. Received program income was 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)**

City of Goldsboro continues to work with MC Morgan & Associates, Inc. as a private-public partnership for the Tiffany Garden Low-Income Housing Tax Credits (LIHTC) project. It should be noted that LIHTC applications for tax credits through NC Housing Finance Housing Agency (NCFHA) are extremely competitive and one of the few sources available to make privately owned new affordable rental housing possible. The COVID-19 pandemic impacted the timeline for approving the investment of approximately \$500,000 of HOME funds carried over from prior year's construction of the Tiffany Garden project. Tiffany Garden will produce at least 80 new affordable rental housing units within District 6 at 3227 Central Heights Road within the city. City of Goldsboro communicated with the developer during the 2020-2021 Program Year and anticipates completing the loan of HOME funds during the 2021-2022 program year.

**NOTICE TO PUBLIC  
CITY OF GOLDSBORO**

**FY 2020-2021**

**CONSOLIDATED ANNUAL  
PERFORMANCE  
EVALUATION  
REPORT (CAPER)**

The public is invited to provide input on housing and non-housing needs in the city of Goldsboro for the FY20-21 CAPER during the public comment period of the regularly scheduled meeting of the City of Goldsboro City Council on Monday, September 20 at 7:00 PM. The CAPER documents the community development accomplishments of the previous fiscal year utilizing Community Development Block Grant (CDBG), HOME Partnership Program (HOME) Community Development Block Grant Corona Virus (CDBG-CV), State of North Carolina, local and other funds.

**The City of Goldsboro's draft CAPER will be available for public review and comment from September 10, 2021 through September 27, 2021 at 5:00 p.m.**

Copies will be 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](http://www.goldsboronc.gov). Comments will be received and incorporated into the final CAPER until 5 p.m. on September 27, 2021. Written and oral comments on the FY20-21 CAPER will be included in the final report submitted to HUD. The final version of the CAPER will be submitted to HUD on or before September 30, 2021.

If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least four business days prior to the September 20, 2021 City Council meeting by calling (919) 580-4330. To receive additional information or provide written input on the 2020-2021 CAPER, members of the public may visit the Community Relations Department, 214 North Center Street, Goldsboro, NC, 27530, or email [FDWilliams@goldsboronc.gov](mailto:FDWilliams@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.

Felicia Williams  
Interim Community Relations  
Director

**0900 LEGALS**

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Felecia Williams  
Interim Community Relations  
Director

**NOTICE TO PUBLIC  
CITY OF GOLDSBORO**

**FY 2020-2021**

**REVISED  
CONSOLIDATED ANNUAL  
PERFORMANCE  
EVALUATION  
REPORT (CAPER)**

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