



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

Reporting Period

July 1, 2021 – June 30, 2022

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 2021-2022 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 strategies set forth 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 continued to affect the outcomes for City of Goldsboro's strategic housing and community development goals for program year 2021-2022. Administrative operations and programs were altered as the City underwent staffing changes.

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 an Analysis of Impediments to Fair Housing Choice. Despite the City's challenges, a few additional activities were carried out, to include, Homebuyer Assistance for 2 LMI first time homebuyers (total of \$40,000 HOME funds), W.A. Foster Public Facilities improvement (\$86,510 of CDBG), and CDBG-CV subgrants to agencies to prevent, prepare for, respond to the Coronavirus (total of \$101,323). Administrative costs for program year 2021 were \$31,057 of CDBG-CV, \$4,479 of HOME, and \$1,297 of CDBG.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affirmatively Further Fair Housing Choice	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / Urgent Repair (URP): \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	0	0.00%			
Affirmatively Further Fair Housing Choice	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / Urgent Repair (URP): \$	Homeowner Housing Added	Household Housing Unit	0	0		3	0	0.00%
Improve-Expand Public Facilities Access & Capacity	Public Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / Urgent Repair (URP): \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1497	2239	149.57%	2239	2239	100.00%

Increase Access to Affordable Homeownership Option	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Urgent Repair (URP): \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	30	0	0.00%			
Increase Access to Affordable Homeownership Option	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Urgent Repair (URP): \$	Homeowner Housing Added	Household Housing Unit	2	0	0.00%	0	0	
Increase Access to Affordable Homeownership Option	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Urgent Repair (URP): \$	Homeowner Housing Rehabilitated	Household Housing Unit	23	0	0.00%			
Increase Access to Affordable Homeownership Option	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Urgent Repair (URP): \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	2	20.00%	3	2	66.67%
Increase Affordable Rental Housing Option	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Urgent Repair (URP): \$	Rental units constructed	Household Housing Unit	80	0	0.00%	80	0	0.00%
Program Admin to Support ConPlan & AAPs Objectives	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Program Planning & Administration	CDBG: \$ / HOME: \$ / CDBG-CV: \$ / HOME-ARP: \$136187 / Urgent Repair (URP): \$	Other	Other	1	0	0.00%			

Provide Essential Service & Employment Training	Expansion of Available Public Services	CDBG: \$ / HOME: \$ / CDBG-CV: \$ / Urgent Repair (URP): \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	417	69.50%	1680	498	29.64%
Provide Essential Service & Employment Training	Expansion of Available Public Services	CDBG: \$ / HOME: \$ / CDBG-CV: \$ / Urgent Repair (URP): \$	Homelessness Prevention	Persons Assisted	0	81				
Provide Essential Service & Employment Training	Expansion of Available Public Services	CDBG: \$ / HOME: \$ / CDBG-CV: \$ / Urgent Repair (URP): \$	Jobs created/retained	Jobs	0	0		16	0	0.00%
Provide Rehabilitation Owner-Occupied & City-Owned	Affordable Housing Reduce Slum & Blight	CDBG: \$ / HOME: \$ / NCHFA/Urgent Repair: \$100000 / Urgent Repair (URP): \$	Homeowner Housing Added	Household Housing Unit	4	0	0.00%			
Provide Rehabilitation Owner-Occupied & City-Owned	Affordable Housing Reduce Slum & Blight	CDBG: \$ / HOME: \$ / NCHFA/Urgent Repair: \$100000 / Urgent Repair (URP): \$	Homeowner Housing Rehabilitated	Household Housing Unit	4	0	0.00%	10	0	0.00%

Provide Rehabilitation Owner-Occupied & City-Owned	Affordable Housing Reduce Slum & Blight	CDBG: \$ / HOME: \$ / NCHFA/Urgent Repair: \$100000 / Urgent Repair (URP): \$	Buildings Demolished	Buildings	15	0	0.00%			
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

Staff changes in FY2021 limited the City of Goldsboro's capacity to fully utilize funds in the specified scope of activities proposed in the FY2021 Annual Action Plan; however, with CDBG funds, the City was able to continue to provide access and capacity to a public facility in a LMI neighborhood. Additionally, with CDBG-CV funds, the City was able to provide and expand needed essential services to nonprofit agencies to prevent, prepare for, and respond to the COVID-19 pandemic by way of public services grants.

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	298	0
Black or African American	2,350	2
Asian	0	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Total	2,649	2
Hispanic	61	0
Not Hispanic	2,588	2

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

Narrative

The City assisted 298 families of the White race, 2350 families of the Black/African American race, 0 families of the Asian race, 1 family of the American Indian or American Native race, and 0 families of the Native Hawaiian or Other Pacific Islander race. Of the 2,649 assisted, 61 families were Hispanic and the remaining 2,588 families were Not Hispanic. Additionally, there were 90 families identified as Multiracial which were Not Hispanic.

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	542,362	87,807
HOME	public - federal	915,098	44,479
Other	public - federal	220,749	132,380
Other	public - state	220,749	132,380

Table 3 - Resources Made Available

Narrative

- The City had \$542,362 of available CDBG funds (which includes \$354,122 in CDBG annual allocation and \$188,240 in prior year funds). The City expended \$87,807 of CDBG funds during the 2021 fiscal year.
- The City had \$915,098 of available HOME funds (which includes \$250,738 in HOME annual allocation and \$664,361 in prior year funds). The City expended \$44,479 of HOME funds during the 2021 fiscal year.
- The City had \$220,749 of available Other funds (remaining CDGB-CV) and expended \$132,380 of CDBG-CV funds during the 2021 fiscal year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Goldsboro Citywide (within LMI requirements)	70	63	Local Target Area (citywide)
Opportunity Zone (Census Tract:37191001500)	10	37	Census Tract 15 is a designated Opportunity Zone for W.A. Foster Public Facility
Opportunity Zone (Census Tract:37191001800)	10	0	Census Tract 18 is a designated Opportunity Zone
Opportunity Zone (Census Tract:37191001900)	10	0	Census Tract 19 is a designated Opportunity Zone

Table 4 – Identify the geographic distribution and location of investments

Narrative

All activities that took place during the FY2021 benefitted low to moderate income households as defined by HUD. The CDBG funded activity completed in Census Tract 1500 includes the public facilities improvement and benefitted LMI families residing in that census tract. CDBG-CV funded activities served LMI resident citywide. The City spent 37% of its CDBG allocation in the amount of \$87,807 benefitting residents within Census Tract 15. Citywide, the City spent \$132,380.

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 the city limits. The City of Goldsboro funded four (4) nonprofits with \$101,323 CDBG-CV funds which leveraged additional private/public totaling \$4,621,957 to serve to 498 LMI households. The City of Goldsboro was granted 100% HOME Match Reduction; therefore, the City was not required to provide local matching funds for FY2021 HOME allocation.

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

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
477	6,938	4,726	0	2,689

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	50	0
Number of Non-Homeless households to be provided affordable housing units	50	2
Number of Special-Needs households to be provided affordable housing units	50	0
Total	150	2

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	60	54
Number of households supported through The Production of New Units	80	0
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	0	0
Total	150	54

Table 12 – Number of Households Supported

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

The differences between goals and outcomes and problems encountered in meeting goals are minimal. The City was able to successfully execute public services subrecipient agreements with four (4) nonprofit agencies to serve LMI households, assist two (2) Non-Homeless LMI households with homeownership, support a public facilities improvement that benefits a LMI area. The City funded The Salvation Army with CDBG-CV funds. The agency provided rental assistance to 54 LMI households.

Due to staff changes and restructuring of the administration of funded programs, the City experienced delays in executing homeowner rehabilitation, and additionally chose to draw minimal administrative funds for the 2021 program year.

Discuss how these outcomes will impact future annual action plans.

Future Annual Action Plans will reflect the City's restructuring of funded program policies and procedures.

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	157	0
Low-income	43	1
Moderate-income	275	0
Total	475	1

Table 13 – Number of Households Served

Narrative Information

CDBG-CV funded projects served 157 Extremely Low-income households. There were no Extremely Low-Income households served with HOME funds. Partnership for Children served 113, Salvation Army served 21, and Four Day Movement served 23, for a total of 157.

CDBG-CV funded projects served 43 Low-income households. Partnership for Children served 25, Salvation Army served 17 and Four Day Movement served 1, for a total of 43. One Low-income household received HOME funds for Homeownership/Down Payment Assistance.

One CDBG-CV funded project served 275 Moderate-income households. Wages, Inc. provided 275 senior households with delivered meals.

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

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 (MCO) serving eastern North Carolina that utilizes ESG funds as one source to address the needs of homeless and special needs individuals and families. During the 2021 program year, the City utilized CDBG-CV funds to support services to homeless and special needs individuals and families. During the 2020-2021 program year, the City of Goldsboro was awarded HOME American Rescue Plan (HOME-ARP) which are targeted toward preventing and mitigating homelessness. The City will utilize these funds to support services to homeless and special needs individuals and families within the current ConPlan and future Annual Action Plans; however, prior to utilizing the funds, The City is required to have an approved Allocation Plan with HUD. At the end of program year 2021, the City conducted an RFP for a consultant to assist with developing the Allocation Plan. The City selected Washington Business Dynamics who are currently working to develop the plan, with an estimated completion of late fall 2022.

The City of Goldsboro continues to actively serve on the 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 staff continue to engage 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.

City of Goldsboro Community Development and Relations staff continue to assess individual needs and 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

During the summer of 2021, the Continuum of Care (CoC) experienced a gap in services for homeless men when the local Salvation Army closed its men's homeless shelter. In response, the City funded a local homeless service provider, Four Day Movement, with CDBG-CV funds. These funds were used to house twenty-seven (27) homeless families and individuals.

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

During the summer of 2021, the Continuum of Care (CoC) experienced a gap in services for homeless men when the local Salvation Army closed its men's homeless shelter. In response, the City funded a local homeless service provider, Four Day Movement, with CDBG-CV funds. These funds were used to house twenty-seven (27) homeless families and individuals.

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

During the summer of 2021, the Continuum of Care (CoC) experienced a gap in services for homeless men when the local Salvation Army closed its men's homeless shelter. In response, the City funded a local homeless service provider, Four Day Movement, with CDBG-CV funds. These funds were used to house twenty-seven (27) homeless families and individuals.

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. Neither PHA is designated as troubled.

There were no specific actions taken to address the needs of public housing.

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

During the 2021 program year, the City worked with the Housing Authority of the City of Goldsboro (HACG) to ensure its residents were aware of the development of the 2021 Annual Action Plan and how the City proposed to utilize funds. A draft copy of the 2021 plan was placed at the main office of the Housing Authority of the City of Goldsboro during the public review and comment period.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in Goldsboro.

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

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

The City of Goldsboro has worked to diversify membership on its various boards and commissions. The 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)

The 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. For the 2021 program year, the City provided funding in the amount of \$227,833 and served LMI households with rental assistance, temporary housing, delivery of meals, becoming first-time homebuyers, and the improvement to a public facility.

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

The City of Goldsboro traditionally includes lead-based paint mitigation education measures in all rehabilitation programs. During the program year, City staff met with the Wayne County Health Department and NC DHHS Environmental Health to discuss lead remediation needs in the community. Staff will continue to explore developing a program and ways to collaborate with these entities to provide funding to remediate lead-based hazards.

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

During the 2021 program year, community-based organizations were funded with CDBG-CV funds for the purpose of addressing the needs of LMI household who were directly affected and/or impacted by COVID-19. Funded organizations aided with rent, housing, and food.

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

City of Goldsboro collaborated with non-profit organizations and public institutions to improve gaps of the service delivery systems for special needs population and homeless individuals and families. The City of Goldsboro also focused on hiring and training new community development staff to increase capacity.

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

Coordination with other organizations and all members associated with the North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee continued to be built upon to improve networks, coordination, and problem solving in the jurisdiction.

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

For the 2021 program year, a new Analysis of Impediments to Fair Housing Choice (AI) was completed. As a result, the City ensured that educational information regarding predatory lending and foreclosure was provided to 2 new LMI homebuyers. The City of Goldsboro continued to work with local organizations and made referrals, when appropriate, to address fair housing needs.

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

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

*Please see Attachment 1 for the City's full Monitoring Plan.

The City of Goldsboro Community Development Department monitors the federally funded projects that are implemented by the department through a project tracking and management system. This process includes monthly management reports, monthly interdepartmental program and financial reports. Project expenditures are compared with budgets on a monthly basis.

The City of Goldsboro uses standard operating procedures that have been designed to comply with federal standards. HUD monitoring and the City of Goldsboro Community Development Department's single audit provide annual independent review of compliance by both the Community Development Department and the sub-recipients.

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 City of Goldsboro follows HUD's public notification and comment requirements by publishing a notice in the local newspaper, City's website, and Facebook notifying citizens of the 15-day draft review and public comment period. Draft copies of the CAPER report are made available in public access locations in addition to online platforms. Copies of the draft are made available at the local library, Housing Authority of the city of Goldsboro, City Manager's office, and Community Relations Department. Comments received are incorporated into the final report.

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 the 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 community. The programs and strategies that City of Goldsboro has developed, and continue to build upon, are in response to addressing these needs. During the 2021 program year, operations continued to be altered by COVID-19 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.

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

No

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

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) HOME-assisted houses in the rental program. The Highlands of Goldsboro currently has three (3) designated HOME-assisted units in the rental program. No assisted housing units were inspected during the 2021 program year due to the pandemic and changes in staffing.

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

In accordance with the provisions of the HOME Final Rule, 24 CFR 92.351, the City of Goldsboro 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. During program year 2021, there were no new HOME assisted housing units developed. Due to the pandemic and changes in staffing, there were no assessment of affirmative marketing actions for the City's HOME assisted units.

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

The City of Goldsboro drew \$2,449.30 in HOME program income in the Integrated Disbursement and Information System (IDIS) during the program year. HOME program income was used for Homebuyer Down Payment Assistance. The 2 owner characteristics are as follow: Black, Low to moderate income.

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)

Section 215 of the National Affordable Housing Act requires that the new HOME homeownership value limits be 95 percent of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing. With the two newly constructed units, now occupied by LMI homeowners, the Section 215 definition of affordable housing was met. For Wayne County, NC, the 95% limit for new construction is \$243,000. The final sale price for the two homeowners was \$154,900.00, deeming the housing purchase affordable. Additionally, there were no renter households served in program year 2021.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0			
Direct, on-the job training (including apprenticeships).	0	0			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0			
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0			
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0			
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0			
Held one or more job fairs.	0	0			
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0			
Assisted residents with finding child care.	0	0			
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0			
Assisted residents to apply for, or attend vocational/technical training.	0	0			
Assisted residents to obtain financial literacy training and/or coaching.	0	0			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0			
Provided or connected residents with training on computer use or online technologies.	0	0			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0			
Other.	0	0			

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

There were no Section 3 activities carried out for program year 2021.

Attachment 1
City of Goldsboro Monitoring Plan

Monitoring Plan (CFR 91.230)

The City of Goldsboro is responsible for ensuring that all funds under its oversight are utilized in accordance with all program requirements and for determining the adequacy of the subrecipients/project sponsor's ("subrecipient") performance. The goal of this Monitoring Plan ("plan") is to make informed decisions as to which subrecipients have an increased likelihood of experiencing performance difficulties and to make sure the Department of Planning and Community Development devotes extra attention to such agencies. Monitoring shall be a tool for avoiding problems and improving performance as an ongoing process of planning, implementation, and follow-up for any subrecipient, CHDOs, and Rental projects, and other CDBG and HOME funded activities.

This plan shall allow the City to make informed judgments about the subrecipients' program effectiveness and efficiency, and their ability to comply with all applicable laws and regulations. In addition, monitoring helps to identify deficiencies, and highlight accomplishments.

1. Subrecipient Projects:

Monitoring of sub-recipient projects has five major components:

- a. **Grant Applications:** Request for funding application is made on a standard form and is carefully reviewed and evaluated. Areas of consideration include, but not limited to, community need, program effectiveness, financial record keeping, and capacity. Recommendations for funding are based on evaluation of the above criteria.
- b. **Contractual Agreements:** The City of Goldsboro Community Development Department enters into a two-part contractual grant agreement with each sub-recipient.
 - Part I. Describes the tasks to be performed with the grant funds, the projected results to be achieved, and other conditions specific to the project.
 - Part II. Lists all Federal standards with which the agency must comply. The program administrator conducts pre-monitoring, desk monitoring, and on-site monitoring at least once a year to review for contractual and regulatory compliance.
- c. **Monitoring Records:** For each sub-recipient, the staff maintains monitoring records that include the following:
 1. Basic program and agency information
 2. A review of the agency's CPA audit (if required)
 3. Quarterly financial and programmatic reports



4. Monthly draw requests from the sub-recipient
5. On-site or desk review monitoring reports
6. Correspondence and notes of significant telephone conversations.

2. 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.

3. Long-Term Compliance

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

The City of Goldsboro Community Development Department monitors the federally funded projects that are implemented by the department through a project tracking and management system. This process includes monthly management reports, monthly interdepartmental program and financial reports. Project expenditures are compared with budgets on a monthly basis.

The City of Goldsboro uses standard operating procedures that have been designed to comply with federal standards. HUD monitoring and the City of Goldsboro Community Development Department's single audit provide annual independent review of compliance by both the Community Development Department and the sub-recipients.

PROGRAM ACTIVITIES MONITORING

Rehabilitation 24 CFR 570.202

Regulatory Compliance

- Location (census tract data)
- Type of housing (SF/MF), commercial
- Number of units per structure
- Historic preservation
- Lead-based paint (inspection/remediation)
- Household income (L/M benefit)
- Procurement and Bonding
- Labor Standards Review
- Relocation and Real Property Acquisition
- Environmental Review (date/findings)
- Project in Special Flood Hazard Area
- Section 504/ADA compliance

Comparison of Performance Records with Agreement/Application

- Scope of Work (work write-up), plans and specs, and original cost estimate)
- Contract award date and work proceed order date
- Final inspection date and notice of completion
- Number of units completed compared to Application/Agreement

In-house Cost and Productivity Review

- Method used to assure reasonable costs
- Direction construction costs (per unit)
- Indirect/administrative costs compared to cost allocation plan
- Costs within 10% of in-house estimate
- Cost per unit

Community Housing Development Organization (24 CFR Part 92 Subpart G)

- .300 Set-Aside for Community Housing Development Organizations (CHDOs)
- .301 Project-Specific Assistance to CHDOs
- .302 Housing Education and Organizational Support
- .303 Tenant Participation Plan

Monitoring CHDO Activities

All CHDOs will be monitored annually for recertification purposes using the following criteria:

- Non-profit status – The CHDO must maintain its status as a non-profit corporation with 501 (c) (3) or 501 (c) (4) IRS tax-exempt ruling.
- Affordable Housing Commitment – The CHDO must have a stated commitment to the development of affordable housing in the community it serves as evidenced by articles of incorporation, by-laws of the organization, board resolution, or by charter.
- Not Controlled by Public or For-Profit – The CHDO must continue to be free of external controls, either from public or for-profit interests.
- Capacity – The CHDO must have its own staff and must be capable of engaging in the housing development activity it intends to pursue. The CHDO must currently have adequate capacity or must have demonstrated capacity-building activities.
- Board Composition – The CHDO's board structure must continue to reflect the community it intends to serve and otherwise meet the regulatory requirement of the HOME program.

Specific monitoring provisions will include:

Sub-recipients

1. Sub-recipients will be required to submit quarterly reports on their programs and activities. These reports will include relevant information such as the number of units completed and/or persons served; the amount of funds expended or obligated; number of cases processed; factors which adversely affect or hinder implementation; accomplishments of programs or activities.

2. The City will require written verification on the work accomplished with all requests for funds from sub-recipients of contractors, prior to release of payment, unless prior approval for advances has been granted in writing.
3. The Community Development staff will prepare periodic progress reports for review by the Planning Director, the Community Development Advisory Committee, the City Manager, and the City Council.
4. Semi-annual site visits (June and November) are to be done for new sub-recipients with annual visits after the first year. These visits will be conducted to monitor record keeping, reports, and administration compliance.

CHDO Monitoring

1. All CHDOs will be required to comply with items two (2) and three (3) as listed under the Sub-recipient monitoring.
2. CHDO board composition will be reviewed annually to ensure compliance with organizational structure as defined under the HOME regulations and 24 CFR Part 92.2.
3. On site inspections will be made for all new units constructed before any request for payment is processed.
4. Annual review of office records will be conducted for monitoring of funded activities, contractors, administration, and applicant pool.

HOME Rental Projects

1. Monitoring shall be conducted in accordance with the guidelines as set under the HOME Rental Program Activities.
 - a. Review of market analysis, project design, and assessment of sites prior to commitment of funds for land or property acquisition, to ensure that environmental, site, and neighborhood standards are being implemented.
 - b. Review of development budget to determine reasonable costs and to verify the need of HOME program funds to development project prior to the commitment of funds.
 - c. During and upon completion of construction or acquisition to ensure that construction or acquisition has been carried out in accordance with the plan and relevant regulations and all costs are eligible.
 - d. During and upon completion of rent-up to ensure that marketing, tenant selection, tenant income determination, and the assignment of units have been carried out and properly documented.
 - e. Forms used and recommended for program monitoring in the ICF Housing and Community Development Group training manual "Review Project Finances and Building CHDOs" will be used to ensure every area of compliance is covered.
 1. Program Monitoring Checklist
 2. Project Development Monitoring Checklist
 3. Rent-up and Ongoing Monitoring Checklist

2. To ensure continued compliance, annual examinations of project activities related to unit rents and occupancy, re-certification of tenant income, and property inspections will be done throughout the project's period of affordability. This will be conducted at the beginning of each calendar year.

ORGANIZATIONS AND MONITORING SCHEDULE

CHDOS

1. Habitat for Humanity of Goldsboro-Wayne, Inc. and Rebuilding Broken Places, CDC
 - a. Onsite program monitoring will be conducted on a yearly basis in the month of July of each program year.
 - b. Weekly site visits during construction of housing units.
 - c. Walk through and inspection at the completion of construction of each housing unit.
2. Goldsboro Development Corporation (GDC)
 - a. Onsite program monitoring will be conducted on a yearly basis in the month of August of each program year.
 - b. Walk through and inspection before closing for acquisition of each rental housing unit.
 - c. Inspection of each unit will be conducted every three years as required by HUD regulations.

PUBLIC SERVICES PROGRAMS

On-site monitoring visits will be conducted with each funded public service agency on a yearly basis according to the schedule as outlined below.

- | | |
|---|--------------------------------------|
| 1. Boys and Girls Club of Wayne County | Month of June for this program year |
| 2. Consumer Credit Counseling Services (CCCS) | Month of June for this program year |
| 3. Literacy Connections of Wayne County | Month of May for this program year |
| 4. Wayne Community College (WCC) | Month of May for this program year |
| 5. Wayne Uplift Resource Assoc. (WURA) | Month of April for this program year |
| 6. WISH School Health Program (WISH) | Month of April for this program year |

Each agency will receive a monitoring notification letter within 30 days of the scheduled monitoring visit. Upon completion of the monitoring process, the agency will receive a monitoring review letter within 15 days. A response to the review should be submitted to the Community Development Office within 30 days of receiving the review letter. An agency in need of technical assistance should submit a written request to the Community Development Office.

www.goldsboronc.gov

Attachment 2

CAPER WRITTEN PUBLIC COMMENTS

CAPER

0300 PETS

**FREE KITTEN
TO A GOOD HOME**
1 Female
3 months old
Call 252-468-2329

0400 FARM

Grapes For Sale -
919-920-8465

0500 MERCHANDISE

1 Adult Bicycle,
Good Condition,
Asking Only \$60.00
If interested
Call 919-440-2012

1 Gallon Boxwoods for sale -
919-273-6614.

1 Swivel Burgundy
Rocker with skirt,
Good Condition.
Asking Only \$125.00
Call 919-922-3543

26" 10 Speed Bicycle
Wide Tires Good Condition
\$60.00
Call 919-288-5993

55 GALLON
Metal Barrels. \$15/pc.
If interested
Call 919-221-3098

A lot of great items for sale,
Too Many Items to List,
available to start your
Own Thrift Store
business or add to your
collection. If interested please
Call 919-221-3098

Antique Furniture in
EXCELLENT CONDITION
from the 1930's
Priced from \$100-\$200.
Call For More information
919-221-3098

New Antique Bronze Lamp
with 2 Working Lights
ASKING ONLY \$25
919-429-1601

Brand New Easy Spirit
Sandals In The Box,
Tracle II, Size 8 Medium,
Never Worn, Now Only \$20.
919-429-1601

Brown Leather Chair
Good Condition \$100.00
Call 919-288-5993

Double Stack, White Stove
Good Condition, Only \$125.00
Call For More information
919-221-3098

Electric, Hospital Bed
w/Mattress, works Great,
Good Condition,
Asking Only \$150.00
Call 919-440-2012.

FOR SALE - Murray push
mower, 22-inch cut, 6.5 B&S
engine. Excellent condition. \$75
cash. 919-778-7542

0500 MERCHANDISE

Glass Coffee Table with
2 Matching End Tables,
Excellent Condition.
Asking Only \$100.00
Call 919-221-3098

Glass Top, Picnic Table.
Good Condition,
Asking Only \$25.00
If interested
Call 919-440-2012

BRAND NEW
Glo-Science Pro White
Teeth Whitening Kit from a
Dentist's Office.
Paid \$285, Will Take \$150.00
CALL 919-429-1601

Handicap Walkers
Like New, Good Condition,
Asking Only \$12.00 each,
Call 919-440-2012

**PERFECT FOR IN
HOME DAYCARE**
Lots of Toys, Bikes, Dolls,
Little Tikes, Table and Chairs.
Ranging from \$1-\$20
Call 919-288-5993

Large, Floor Model, TV
Works Good,
Asking Only \$50.00
Call 919-221-3098

Large living room couch
Chocolate \$100.00,
9-drawer professional desk,
excellent condition, \$45.
Large coffee table,
w/ drawers, \$25.
You Pick Up
984-277-7412
919-584-7743

Large, Around, Dinette Set
with 4 matching chairs
Excellent Condition,
Only \$150.00. If interested.
Call 919-221-3098

Like New, "Slim Talk" Digital
Talking Scale,
Asking Only \$20.00
If interested
Call 919-429-1601

2 Medium size Refrigerators
Good Condition.
Asking Only \$40.00 each
Call 919-221-3098

MISC. CLOTHING ITEMS,
Some Name Brand \$1 - \$5
919-288-5993.

New, Portable, Electrical
Fan for a Shelf,
Excellent Condition,
Asking Only \$25.00,
Call Anytime 919-947-1069

PVC Pipes & Electrical Pipes
with various sizes available,
If interested,
Call 919-221-3098

Steel Shelves
15x48 INCH, \$2.00 ea.
If interested
Call 919-221-3098

0500 MERCHANDISE

Three antique typewriters - 2
Underwood, 1 Royal, one is 99
years old. Sixty dollars each or
all three for \$150.
Call 919-221-2648

Variety of Old Vintage Tools
\$5.00 to \$20.00
also Vintage Non Electric or
Gas Lawnmower \$25.00
Call 919-288-5993

Various Plumbing Accessories
Available: Connectors etc.
If interested & for more details
Call 919-221-3098

NOCONA Hand Tooled
Western Leather Belt.
Brand New, Made in Texas,
Size 32,
Asking Only \$45.
CALL 919-429-1601

Wheelchair w/legs,
Regular Size,
Good Condition,
Asking Only \$45.00
Call 919-221-3098

0600 REAL ESTATE FOR RENT

Rooms for Rent -
Goldsboro's safest area,
beautiful, clean, quiet, luxury
furnished rooms.
\$500-\$600 per month.
Plumtreegardens.com
919-736-9412

0700 REAL ESTATE FOR SALE

2 Graves in Wayne Memorial
Park, side by side. Located 14B
- Lot 343, 3+4. \$4,000 for both.
Call 919-222-0804.

Four Burial Plots - all together
or in pairs, located Good
Shepard section of Wayne Me-
morial Park. For all four lots
\$13,000 (or \$7,000 for two).
937-408-5322

House for Sale - 2BR, 1BA,
689 Hare Rd. good condition,
\$120K. Call for appointment
919-920-5737, leave msg.

0800 TRANSPORTATION



**2009 LEXUS
RX 350**

ICE BLUE WITH TAN LEATH-
ER, ALL WHEEL DRIVE,
HEATED LEATHER, SUN-
ROOF, DVD, 3.5 V-6

\$8,450.00

JACKSON'S AUTO MART

0800 TRANSPORTATION



**2011 HONDA
ODYSSEY EX-L**

**BLACK, LEATHER, 3RD
ROW, POWER SLIDING
DOORS, ALLOY WHEELS, V6**

\$8,950.00

JACKSON'S AUTO MART
919-835-1222
Se Habla Español



**2011 NISSAN
Altima**

**BURGUNDY, 2.5 S, 4 CYLIN-
DER, AUTOMATIC, 4 DOOR,
GAS SAVER**

\$5,950.00

JACKSON'S AUTO MART
919-835-1222
Se Habla Español



**2012 FORD
FOCUS SE**

**BLACK WITH BLACK CLOTH,
2.4-4 CYLINDER, AUTOMAT-
IC, ONLY 97K MILES**

\$5,950.00

JACKSON'S AUTO MART
919-835-1222
Se Habla Español



**2013 HYUNDAI
SONATA**

**BLUE, GLS, 4 CYLINDER, AL-
LOY WHEELS**

\$4,950.00

JACKSON'S AUTO MART
919-835-1222
Se Habla Español

0900 LEGALS

NOTICE TO PUBLIC CITY OF GOLDSBORO

FY 2021-2022

CONSOLIDATED ANNUAL PERFORMANCE EVALU- ATION REPORT (CAPER)

The public is invited to provide
input on housing and non-hous-
ing needs in the city of Golds-
boro for the FY2021-2022
CAPER. The CAPER docu-
ments the community develop-
ment accomplishments of the
previous fiscal year utilizing
Community Development Block
Grant (CDBG), HOME Part-
nership Program (HOME), and
Community Development Block
Grant Corona Virus (CDBG-
CV).

**The City of Goldsboro's draft
CAPER will be available for
public review and comment
from September 12, 2022
through September 26, 2022
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 Rela-
tions Office at City Hall, 214
North Center Street; the Wayne
County Public Library, 1001
East Ash Street; the Goldsboro
Housing Authority, 1729 Edger-
ton Street; and on the City's
website at
www.goldsboronc.gov. Com-
ments will be received and in-
corporated into the final
CAPER until 5 p.m. on Septem-
ber 26, 2022. Written and oral
comments on the FY2021-2022
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 28, 2022.





If you require a language inter-
preter, or other reasonable ac-
commodations, please contact
the City Manager's Office at
City Hall by calling (919) 580-
4330. To receive additional in-
formation or provide written in-
put on the 2021-2022 CAPER,
members of the public may vis-
it the Community Relations De-
partment, 214 North Center
Street, Goldsboro, NC, 27530,
or email FDWilliams@goldsboronc.gov. The Community
Relations staff can be reached
by phone at (919) 580-4360
between the hours of 8 a.m.
and 5 p.m., Monday through
Friday.

Felecia D. Williams
Community Relations & Devel-
opment Director

**THE HOME & BUSINESS
COMPREHENSIVE DIRECTORY OF SERVICES**

The city of Goldsboro is home of Seymour Johnson Air Force Base and the best barbecue in Eastern North Carolina. Goldsboro is a destination with rich history and heritage which captivates visitors and residents alike.

Helpful Links

-  [New to Goldsboro](#)
-  [FAQ's](#)
-  [Who to Contact](#)
-  [Citizen Request Form](#)

NOTICE TO PUBLIC

CITY OF GOLDSBORO

FY 2021-2022

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 FY2021-2022 CAPER. The CAPER documents the community development accomplishments of the previous fiscal year utilizing Community Development Block Grant (CDBG), HOME Partnership Program (HOME), and Community Development Block Grant Corona Virus (CDBG-CV).

The City of Goldsboro's draft CAPER will be available for public review and comment from September 12, 2022 through September 26, 2022 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 Addition, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Goldsboro Housing Authority, 1729 Edgerton Street; and on the City's website at www.goldsboronc.gov. Comments will be received and incorporated into the final CAPER until 5 p.m. on September 26, 2022. Written and oral comments on the FY2021-2022 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 28, 2022.

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 [FY21 CAPER Draft](#)



City Government of Goldsboro, NC

September 12 at 12:31 PM · 🌐



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CAPER Draft: <https://www.goldsboronc.gov/.../FY21-CAPER-PUBLIC-REVIEW...>

GOLDSBORONC.GOV

www.goldsboronc.gov



Chretien Dumond and 2 others

1 Comment 1 Share



Like



Comment



Share



Most relevant ▼



Write a comment...



GOLDSBORONC.GOV
www.goldsboronc.gov



Chretien Dumond and 2 others

1 Comment 1 Share



Like



Comment



Share



Most relevant ▾



Write a comment...



Chester Brown Jr.

The City of Goldsboro needs more homeless shelter resources to help the people on Spence and Royal Avenue. Also the homeless population at James and Oak Street.

Like Reply 2w





Wilson Office
208 Goldsboro Street, East
PO Box 2684
Wilson, NC 27893
252-291-6851 • Fax 252-291-6407 • Toll-free 800-682-7902

September 26, 2022

Felicia Williams, Community Relations Director
Community Relations and Development Department
P.O. Drawer A
Goldsboro, NC 27530

RE: Comments and Questions Regarding the City of Goldsboro's Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2021-2022

Legal Aid of North Carolina ("LANC") submits the following comments and questions on behalf of its client group, the Affordable Housing Work Group of WAYne Forward Anti-Poverty Coalition ("WAYne Forward"), regarding the City's CAPER for FY 2021-2022.

COMMENTS

We appreciate the City's efforts in drafting and providing this CAPER. Based upon our review of the CAPER, we were concerned that all of the funds were not utilized and that all of the housing goals were not accomplished during the FY 2021-2022 year, especially since housing is a crucial area to provide stability for individuals and families; however, we acknowledge that the City experienced challenges including project delays and staff turnover which limited the City's ability to spend funds and accomplish housing goals. We expect the City will continue working toward achieving unaccomplished goals from FY 2021-2022 in FY 2022-2023.

Despite some of the challenges, it is imperative to think creatively and critically on ways to ensure that housing and community development goals are implemented to benefit Goldsboro residents. WAYne Forward is made up of community leaders and residents who are interested in working closely with City representatives to help achieve housing and community development goals. Additionally, there are other local organizations who could be helpful in collaborating with the City, especially since the City is short staffed. Therefore, WAYne Forward is interested in having further discussions with the City regarding possible collaborative initiatives.

QUESTIONS

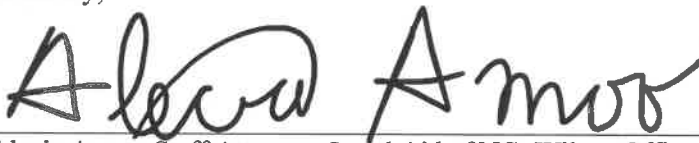
1. What methods did the City use to determine its specific goals for the number of affordable housing to be provided for homeless households, non-homeless households, and special-needs households?
2. What methods did the City use to disseminate information regarding the homeownership down payment assistance funds to the public?

Letter to Felicia Williams, Community Relations Director
CAPER Comments and Questions
Page 2
September 26, 2022

3. Does the City have a list of organizations or entities that it shared information with regarding the homeownership down payment assistance funds?
4. What is the status of the City's application for Community Housing Development Organizations (CHDOs) to apply for federal HOME Program funds?
5. What steps does the City intend to take to ensure that CHDO dollars are spent to meet housing goals?
6. Is there a maximum number of years that the City can roll over unused HOME, CDBG, and CDBG-CV funds to future years?
7. If the City does not feel it can spend out its funds on affordable housing or community development related projects in future years, would it consider exploring other potential uses for these funds, such as supporting small businesses with LMI representation?
8. Since there are local organizations in Goldsboro who could potentially support the City's housing and community development efforts, can the City host a roundtable discussion or public forum to discuss possible collaborative initiatives?

Thank you for the opportunity to share our feedback regarding the City's CAPER. We look forward to the City's response to this letter, and we look forward to future discussions with the City regarding housing and community development initiatives.

Sincerely,



Alecia Amoo, Staff Attorney- Legal Aid of NC- Wilson Office



Matthew Whittle, Co-Advocate of WAYne Forward, Facilitator of WAYne Forward's Affordable Housing Work Group

Cc: Tim Salmon, City Manager



Sept. 21, 2022

City of Goldsboro
Commission on Community Relations/Development
PO Drawer A
Goldsboro, NC 27530

Re: Grant Year 2021-2022 CAPER
To: Felecia Williams

After reviewing the Grant Year 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER), Habitat for Humanity offers the following comments. In offering these, please note that we do not offer an opinion on the CDBG-CV funds as we were not involved in any of those activities. We also are not weighing in on the use of the HOME-ARP funds as they also are not applicable to our agency.

Considering the HOME and CDBG funds, while it was encouraging to see that 2 families received homebuyer assistance funds and 54 received rental assistance funds, overall it was disappointing that more **wasn't able to be done** to support affordable rental and home ownership options. We would like more information about the creation of the affordable housing goals and the basis for those numbers. We would also like more information about what planned or expected projects fell through or why – other than the complications of staff turnover – those goals weren't met. Finally, we'd like to better understand why no CHDOs were certified in FY21-22 and why no CHDO funds were spent.

Based on this report, one recommendation that has come up many times that we would continue to support is better advertising of the homebuyer assistance program in order to attract more applicants for those funds. Another recommendation is the implementation of the recently discussed structured RFP process so that when it is time to create the next Annual Action Plan, it is based on better-defined projects so that the goals put in place are more attainable.

However, we do understand the challenges the staff has faced in the last 12 months and commend them for addressing many of these things, and so we look forward to continuing to work with the City to provide affordable homeownership opportunities to families in our community. In addition, we take this opportunity to encourage the City, in the FY23-24 Annual Action Plan, to utilize a portion of its HUD funding toward the hiring of a consultant and the creation of true, citywide Affordable Housing Comprehensive Plan, which also help to better guide this process in the future.

In partnership,

A handwritten signature in black ink, appearing to read "Matthew Whittle".

Matthew Whittle
Executive Director

**"BUILDING FOUNDATIONS OF STRENGTH, STABILITY & SELF-RELIANCE
THROUGH AFFORDABLE SHELTER"**