



COMMUNITY RELATIONS AND DEVELOPMENT

DRAFT

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

FOR PUBLIC REVIEW & COMMENT

September 12, 2022 – September 26, 2022

Grant Year 2021-2022
Consolidated Annual Performance and Evaluation Report (CAPER)

Table of Contents

Executive Summary	3
Fiscal Year 2021 Activities/Goals and Outcomes	4
Racial and Ethnic Composition	5
Resources and Investments	6
Affordable Housing	7
Homeless and Other Special Needs	8
Public Housing	9
Other Actions	10
Monitoring	11
CDBG	13
HOME	13

EXECUTIVE SUMMARY

The City of Goldsboro received \$354,122 in Community Development Block Grant (CDBG), \$250,738 in HOME Investment Partnership Program (HOME), and had a remaining balance of \$396,247 in Community Development Block Grant – CARES ACT (CDBG-CV) entitlement funds to address goals identified in the City's Fiscal Year (FY) 2021 Annual Action Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) is an overview of the programs and goal targeting activities, challenges addressed and, the progress made. The completed programs and activities met at least one of the following National Objectives: (1) benefit low-to-moderate income persons; (2) aid in the prevention or elimination of slum or blight; and (3) meet a need having a particular urgency. Additionally, the overall eligible objective for CDBG-CV funds was to prevent, prepare for, and/or respond to the Coronavirus. The period of performance reflected in this report is July 1, 2021, through June 30, 2022.

CDBG and HOME funds were allocated for Homebuyer Assistance, Public Facilities & Improvements (City-Owned), Public Services, CHDO Activity, Economic Development, CDBG & HOME Program Admin., Home Rehabilitation, Project Delivery, CDBG-CV, HOME-ARP, Affordable Multifamily Development. CDBG and HOME funds were also used to partially cover the costs incurred by the Community Relations & Development Department for administration and compliance monitoring.

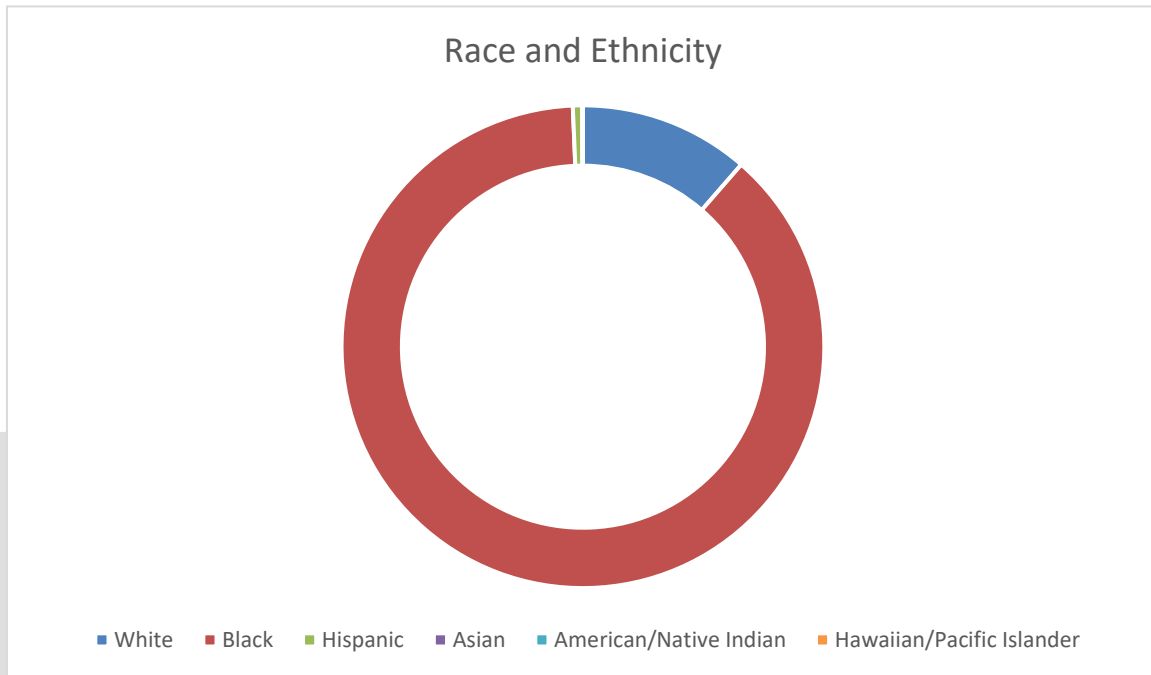
The City's Community Relations & Development Department monitored subrecipients who received CDBG and HOME entitlement grant funding in accordance with the City's subrecipient Monitoring Guidelines to track and collect data on performance and program effectiveness, determine regulatory compliance, prevent/identify deficiencies, and outline corrective actions to improve/reinforce performance. Program and expenditure subrecipient quarterly reports submitted provided documentation of performance and any challenges. Desk monitoring via phone calls and electronic corresponding provided needed technical assistance during the FY2021. Scheduled City subrecipient onsite monitoring visits were conducted in-person in the final quarter of the program year.

**FISCAL YEAR 2021 ACTIVITIES
GOALS AND OUTCOMES**

Goal	Activity	Source/Amount	Persons Served (Proposed)	Persons Served (Actual)
Increase Access to Affordable Homeownership Option	Homeownership Assistance: Down payment Assistance	HOME: \$40,000	3	2
Improve-Expand Public Facilities Access & Capacity	Public Facility: W.A. Foster Final Installment	CDBG: \$86,510	2,239	2,239
Provide Essential Service & Employment Training	Public Services: Partnership for Children – Wayne County	CDBG-CV: \$8,978	142	142
Provide Essential Service & Employment Training	Public Services: Wages	CDBG-CV: \$24,098	275	275
Provide Essential Service & Employment Training	Public Services: Four Day Movement, Inc.	CDBG-CV: \$43,642	25	27
Provide Essential Service & Employment Training	Public Services: The Salvation Army	CDBG-CV: \$24,605	50	54
Program Administration	CDBG Administration	CDBG: \$0*	N/A	N/A
Program Administration	CDBG-CV Administration	CDBG-CV: \$0*	N/A	N/A
Program Administration	HOME Administration	HOME: \$0*	N/A	N/A
Total			2,734	2,739

***Program Administration: The City did not draw CDBG, CDBG-CV, or HOME funds for administration for fiscal year 2021. Activities were supported by the City’s general fund.**

**RACIAL AND ETHNIC COMPOSITION
PERSONS/HOUSEHOLDS/FAMILIES ASSISTED**



Race and Ethnicity Breakdown	CDBG	HOME
White	298	0
Black/African American	2350	2
Hispanic	61	0
Asian	0	0
American/Native Indian	1	0
Native Hawaiian/Pacific Islander	0	0
Multiracial (Two+ races)	27	0
Total	2737	2

RESOURCES AND INVESTMENTS

Source of Funds	Resources Made Available	Amount Expended During FY21
CDBG	\$354,122	\$86,510*
CDBG-CV	\$396,247	\$101,323*
HOME	\$250,738	\$40,000*

*Unaudited expenditures

- The City had \$354,122 of available CDBG funds and expended \$86,510 during the 2021 fiscal year.
- The City had \$396,247 of available CDGB-CV funds and expended \$101,324 during the 2021 fiscal year.
- The City had \$250,738 of available HOME funds and expended \$40,000 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 Scattered Site Areas	70%	32%	Local Target Area (City-wide)
Opportunity Zone (Census Tract:37191001500)	10%	68%	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
Total	100%	100%	

Table – Identify the geographic distribution and location of investments

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.

AFFORDABLE HOUSING

Number of households to be supported	One-Year Goal	Actual
Homeless households to be provided affordable housing units	50	0
Non-Homeless households to be provided affordable housing units	50	2
Special-Needs households to be provided affordable housing units	50	0
Total	150	2

Table – Number of Households

- The City of Goldsboro anticipated serving more homeless, non-homeless, and special needs households; however, due to staffing changes in the 2021 program year, affordable housing activities were limited.
- Two (2) Non-Homeless LMI households received Homebuyer Down Payment Assistance.

Number of households supported through	One-Year Goal	Actual
Households supported through Rental Assistance	60	54
Households supported through The Production of New Units	80	2
Households supported through Rehab of Existing Units	10	0
Households supported through Acquisition of Existing Units	0	0
Total	124	56

Table – Number of Households Supported

- Fifty-four (54) LMI households were provided rental assistance in the form up to three months' rent payments with CDBG-CV funds.
- Two (2) LMI households received Homebuyer Down Payment Assistance.
- The City anticipated the construction of eighty (80) affordable housing rental units; however, due to delays in processing the funding application, the project stalled. The City did not expend funds on this activity.
- The City anticipated providing rehabilitation to ten (10) LMI households; however, due to staff turnover, City staff instead worked to ensure policies and procedures met required program regulations.

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) LMI households with homeownership, support a public facilities improvement that benefits a LMI area. Due to staff changes and restructuring of the administration of funded programs, the City experienced delays in executing homeowner rehabilitation, and additionally chose to not draw 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	1044	0
Low-income	1352	1
Moderate-income	341	1
Total	2737	2

Table – Number of Households Served

HOMELESS AND OTHER SPECIAL NEEDS

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.

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.

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.

OTHER ACTIONS

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

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

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

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

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, private housing, & social service agencies

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

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 make referrals for fair housing opportunities.

MONITORING

As required, City staff completed on-site monitoring visits with subrecipients during the 2021 program year.

Agency	Four Day Movement
Service Provided	Public Services: Temporary housing for homeless/at-risk homeless populations that were affected by COVID-19
Funding Source	CDBG-CV
Date(s) of Visit	May 18, 2022
Results	Provided technical support and assistance on properly documenting homeless & more effective Intake documentation

Agency	The Salvation Army
Service Provided	Public Services: Rent and Utility assistance for LMI families affected by COVID-19
Funding Source	CDBG-CV
Date(s) of Visit	June 13, 2022 & June 23, 2022
Results	Provided technical support and assistance on properly documenting household income & more effective Intake documentation

Agency	Wages
Service Provided	Public Services: Meals on Wheels delivery to senior citizens affected by COVID-19
Funding Source	CDBG-CV
Date(s) of Visit	May 25, 2022
Results	Provided technical support and assistance on providing supporting documentation for the purchase of food for program

MONITORING

As required, City staff completed on-site monitoring visits with subrecipients during the 2021 program year.

Agency	Partnership for Children
Service Provided	Public Services: Increased outdoor playground equipment for childcare centers serving LMI children to prevent the spread of COVID-19
Funding Source	CDBG-CV
Date(s) of Visit	June 22, 2022
Results	Provided technical support and assistance on: No further assistance needed

DRAFT

CDBG

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.

HOME

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

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

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 owners' characteristics are as follows: Black, low-moderate income.

Section 215 Narrative

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.

DRAFT