



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

Reporting Period

July 1, 2022 – June 30, 2023

Grant Year 2022-2023
Consolidated Annual Performance and Evaluation Report (CAPER)

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EXECUTIVE SUMMARY

The City of Goldsboro received \$358,697 in Community Development Block Grant (CDBG), \$280,170 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) 2022 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, 2022, through June 30, 2023.

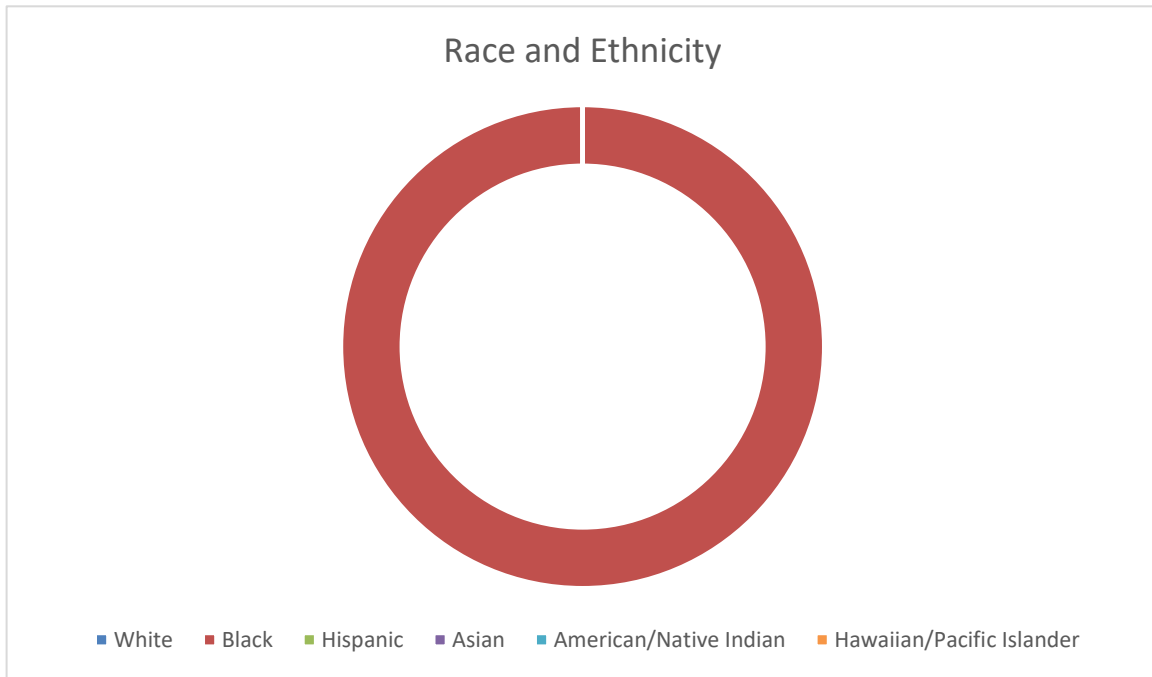
CDBG and HOME funds were allocated for Homebuyer Assistance, Public Facilities & Improvements, Public Services, CHDO Activity, Home Rehabilitation, and CDBG & HOME Program Administration.

The City's Community Relations & Development Department monitored subrecipients who received 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. Scheduled City subrecipient onsite monitoring visits were conducted in-person in the final quarter of the program year.

**FISCAL YEAR 2022 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: \$100,000 | 10 | 4 |
| Improve-Expand Public Facilities Access & Capacity | Public Facility Improvement: Demolition & Clearance | CDBG: \$438,415 | 8,563 (city-wide) | 0 |
| Provide Essential Service & Employment Training | Public Services | CDBG: \$53,805 | 200 | 0 |
| Provide Rehabilitation Owner-Occupied & City-owned | Homeowner Rehabilitation | CDBG: \$163,153 HOME: \$37,710 | 10 | 0 |
| Increase Affordable Rental Housing Option | Affordable Housing: Rental Rehab. & Other Housing | CDBG: \$55,000 HOME: \$877,015 | 13 | 0 |
| Affirmatively Furthering Fair Housing Choice | CHDO | HOME: \$42,026 | 3 | 0 |
| Program Administration | CDBG Administration | CDBG: \$71,739 | N/A | N/A |
| Program Administration | HOME Administration | HOME: \$28,017 | N/A | N/A |
| Program Administration | CDBG-CV Administration | CDBG-CV: \$54,405 | N/A | N/A |
| Total | | | 8,799 | 4 |

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



| Race and Ethnicity Breakdown | CDBG | HOME |
|----------------------------------|----------|----------|
| White | 0 | 0 |
| Black/African American | 0 | 4 |
| Asian | 0 | 0 |
| American/Native Indian | 0 | 0 |
| Native Hawaiian/Pacific Islander | 0 | 0 |
| Multiracial | 0 | 0 |
| Total | 0 | 4 |
| Ethnicity | | |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 4 |

RESOURCES AND INVESTMENTS

| Source of Funds | Resources Made Available | Amount Expended During FY22 |
|-----------------|--------------------------|-----------------------------|
| CDBG | \$358,697 | \$25,149* |
| CDBG-CV | \$294,923 | \$1,412* |
| HOME | \$280,171 | \$60,336* |
| HOME-ARP | \$907,913 | \$36,436* |
| Total | \$1,841,704 | \$123,333 |

*Unaudited expenditures

- The City had \$358,697 of available CDBG funds and expended \$25,149 during the 2022 fiscal year.
- The City had \$294,923 of available CDGB-CV funds and expended \$1,412 during the 2022 fiscal year.
- The City had \$280,171 of available HOME funds and expended \$60,336 during the 2022 fiscal year.
- The City received the full \$907,913 of HOME-ARP funds the fiscal year and expended \$36,436 towards Administration costs.

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% | 51% | Local Target Area (City-wide) |
| Opportunity Zone (Census Tract:37191001500) | 10% | 0% | Census Tract 15 is a designated Opportunity Zone |
| Opportunity Zone (Census Tract:37191001800) | 10% | 49% | 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 assisted four (4) LMI households with Downpayment Assistance for homeownership with HOME funds which leveraged additional private and state funds totaling \$726,600. The City of Goldsboro was granted 100% HOME Match Reduction; therefore, the City was not required to provide local matching funds for FY2022 HOME allocation. Lastly, the City did not utilize publicly owned land or property to address needs identified in the plan this program year.

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 | 4 |
| Special-Needs households to be provided affordable housing units | 50 | 0 |
| Total | 150 | 4 |

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 2022 program year, affordable housing activities were limited.
- Four (4) Non-Homeless LMI households received Homebuyer Down Payment Assistance.

| Number of households supported through | One-Year Goal | Actual |
|--|----------------------|---------------|
| Households supported through Rental Assistance | 60 | 0 |
| Households supported through The Production of New Units | 80 | 4 |
| Households supported through Rehab of Existing Units | 10 | 0 |
| Households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 124 | 4 |

Table – Number of Households Supported

- The City did not fund a nonprofit agency to assistance with rent this program year.
- Four (4) LMI households received Homebuyer Down Payment Assistance.
- The City anticipated the supporting the construction affordable housing rental units; however, due to a HUD monitoring, Staff focused on strengthening internal controls. 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 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 assist four (4) LMI households with homeownership. Due to a CDBG HUD monitoring and restructuring of the administration of funded programs, the City experienced delays in executing other proposed activities.

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 | 0 | 0 |
| Low-income | 0 | 1 |
| Moderate-income | 0 | 3 |
| Total | 0 | 4 |

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 2022-2023 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.

The City of Goldsboro continues to actively serve on the Region 10 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 Relations and Development 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. During this program year, the department staff has started to engage with the Continuum of Care's weekly Coordinated Entry (CE) process, which allows for Region 10 agencies to case conference homeless individuals they have served during the previous week.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the FY22 program year, 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 has made attempts to assist the agency with reopening the local shelter utilizing CDBG-CV funds; however, attempts have been unsuccessful to date. The City will continue its efforts to assist the Salvation Army with reopening the local shelter.

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 2022 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 2022 Annual Action Plan and how the City proposed to utilize funds. A draft copy of the 2022 plan was placed at the main office of the Housing Authority of the City of Goldsboro during the public review and comment period.

Additionally, the City of Goldsboro signed with the HACG as Co-applicant for the HUD-funded Choice Neighborhood project. The project is currently in the planning phase. The City and HACG engage in biweekly planning meetings, a bimonthly meeting with HUD, as well as Steering Committee meetings. The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public housing and/or HUD-assisted housing through a comprehensive approach to neighborhood transformation.

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 2022 program year, the City served LMI households with becoming first-time homebuyers.

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, staff gained additional lead-based paint training from Lead Safe Housing Rule Webinar Series offered by HUD.

Actions taken to reduce the number of poverty-level families

During the 2022 program year, the City provided Homebuyer Down Payment Assistance to four (4) LMI households to ensure decent, safe, and sanitary housing. Community Relations & Development staff also attend weekly Coordinated Entry case conferencing administered by the Region 10 Continuum of Care.

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 Region 10 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

The City received the final report of its Analysis of Impediments to Fair Housing Choice (AI) during the FY21-22 program year. In direct response to one of the identified impediments, the City ensured that educational information regarding predatory lending and foreclosure was provided to 4 new LMI homebuyers. The City of Goldsboro continued to work with local organizations and make referrals for fair housing opportunities.

MONITORING

City staff completed on-site monitoring visits with the following subrecipients during the 2022 program year.

| | |
|------------------|---|
| Agency | Highlands of Goldsboro |
| Service Provided | Affordable Rental Housing development for LMI Seniors |
| Funding Source | HOME |
| Date(s) of Visit | April 27, 2022 |
| Results | Completed HOME Rentals monitoring checklist; visited 3 HOME-assisted properties; reviewed unit files; unit inspections will take place during the current program year. |

| | |
|------------------|---|
| Agency | Goldsboro Development Corporation/GEO Property Management LLC |
| Service Provided | Acquisition of rental properties for LMI households |
| Funding Source | HOME |
| Date(s) of Visit | May 4, 2022 |
| Results | Started HOME Rentals monitoring checklist; reviewed unit files; unit inspections will take place during the current program year. |

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 City’s recent HUD monitoring of its CDBG program. 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 2022 program year, the Community Relations and Development department acquired one additional full-time employee to assist with day-to-day administration of the City’s community development program, bringing the total department capacity to three (3) full-time employees. Department staff are taking the time to carefully grasp an understanding of the CDBG and HOME federal regulations to ensure full compliance with the expenditure of HUD dollars. As a result, the department is developing and implementing required program policies and operating procedures.

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. While on-site visits were conducted this program year, the unit inspections will be scheduled for during the current program year.

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 2022, there were no new HOME assisted housing units developed. The City was unable to identify affirmative marketing actions during its monitoring of HOME units. The City will follow up, during this program year, to ensure that agencies with existing HOME units are complying with the affirmative marketing policy and implementation procedures.

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

Per IDIS report PR 09, the City Goldsboro drew a total of \$7,131.66 in HOME program income during the FY22 program year. HOME program income was applied to Homebuyer Down Payment Assistance for 4 LMI households, of which all 4 were Black with 3 being Moderate-income and one being Very-Low 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 four 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 in FY22 was \$251,000. The final sale price for the four homeowners was \$154,900.00, \$184,900, \$189,900, and \$196,900 deeming the housing purchases affordable. Additionally, there were no renter households served in program year 2022.