

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD). Accordingly, the City receives annual allocations of funding for Housing and Community Development activities under the Community Development Block Grant Program (CDBG) and Home Investment Partnerships Program (HOME). As an entitlement city, and as a prerequisite to funding, the City must conduct a comprehensive assessment of its housing and community development needs.

This is the City of Goldsboro's fifth year Annual Action Plan of a Five-Year Consolidated Plan covering the period July 1, 2020, to June 30, 2025, that identifies activities the City will undertake in Fiscal Year 2024-2025. These activities are designed to address priority needs in the community. The Plan describes the resources available, the programs and projects to be funded and the proposed accomplishments for the fiscal year 2024-2025.

The City received \$351,152 in CDBG funds and \$229,887.20 in HOME funds allocated from HUD for Fiscal Year 2024-2025. In addition, there are prior year funds that remain available and will be used to support previously programmed and ongoing community development activities. CDBG-CV funds are still available and will be used to support activities that prevent, prepare for, or respond to Coronavirus.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

It is the objective of this plan to continue to address the priority needs that were identified during the preparation of the Five-Year Consolidated Plan. As such, during this program year, CDBG and HOME funds will be used to support efforts that address affordable housing, neighborhood stabilization, non-housing community development, and affirmatively furthering fair housing.

Specifically, the activities proposed for CDBG & HOME funding include Administration (CDBG) \$70,230, Clearance & Demolition (CDBG) \$35,015, Housing Rehabilitation (CDBG) \$73,235, Public Services (CDBG) \$52,672, Project Delivery (CDBG) \$20,000, Public Facilities & Improvements (CDBG) \$100,000, Administration (HOME) \$22,988, Down Payment Assistance (HOME) \$46,765, CHDO Reserve (HOME) \$34,483, and Affordable Rental Housing (HOME) \$125,651.20.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which captures progress toward meeting the goals established in the Consolidated Plan and Annual Action Plans. CDBG & HOME funds are used exclusively for meeting the three goals of: providing decent housing; a suitable living environment; and/or expanding economic opportunities. Funds are also used to benefit low and moderate-income households. Overall, the City of Goldsboro will continue to strive to utilize CDBG and HOME funding to meet community needs and benefit low and moderate-income citizens. Past performance of the program has included using CDBG funding to assist with improving public facilities to ensure accessibility and availability of services for homeless populations; HOME funding to assist with acquisition and construction of single-family housing to promote neighborhood revitalization and homeownership; CDBG-CV public service activities to prevent, prepare for, and respond to the Coronavirus and partnerships with the North Carolina Housing Finance Agency to provide Urgent Repair and Disaster Recovery, as needed, owner-occupied rehabilitation.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

During preparation of the FY24-25 Annual Action Plan, Staff sought input from the community. Initial Annual Action Plan consultations were anticipatory and carried out before HUD announced grantee allocations on May 6, 2024. After allocations announcements were made, staff started the consultation process over. Please note that there were 2 public meetings and 2 public hearings scheduled. There were also two 30-day public comment review periods published.

Per the City's Citizen Participation Plan, the Commission on Community Relations and Development held a public meeting on April 9, 2024, and was scheduled to hold another public meeting on June 18, 2024, but did not have a quorum. Public hearings were scheduled and held during the regular meeting of Goldsboro City Council on May 15, 2024, and June 17, 2024, at 7:00 pm. Public notices were advertised as per the Citizen Participation Plan. All public comments received from the 30-day public comment period, public meeting, and public hearings are incorporated into the plan.

A draft of the Annual Action plan was made available for public comment and review from April 4, 2024, through May 5, 2024, and again from May 17, 2024 through June 15, 2024. Copies of the draft Annual Action Plan were placed at public access sites such as the desk of City Receptionist and the office of the Clerk, both at the City Hall Annex, located at 200 N. Center Street; the Community Relations Office at City Hall, located at 214 N. Center Street; the Wayne County Public Library, located at 1001 E. Ash Street; the Housing Authority of the city of Goldsboro, located at 700 N. Jefferson Avenue; and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov). All written comments received are incorporated into the plan.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of public comments is included and attached to the FY24-25 Plan entitled Citizen Participation.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

To date, there are no comments or views received that have not been accepted.

## **7. Summary**

The 2024-2025 Annual Action Plan identifies key priorities and goals that would significantly improve the quality of life for low-to-moderate income residents of Goldsboro through vital housing and community development programs.

By focusing on these overall priorities, the City seeks to address community concerns such as:

- **AFFORDABLE HOUSING** - The need for additional decent, safe, and affordable housing to address the gap between housing costs and local incomes.
- **SUITABLE LIVING ENVIRONMENT** - Programs that improve community facilities and increase access to quality services such as transportation, employment training, senior and youth activities and anti-crime programs. Provide sustainable neighborhoods through activities such as the elimination of slum and blight conditions and infrastructure improvements, laying the foundation for increased private investment.
- **SPECIAL NEEDS HOUSING & SPECIAL POPULATIONS** – Affordable housing and public services that increase the ability of seniors, persons with disabilities, veterans, and others with special needs to live independently, avoid institutions, and improve their quality of life.
- **PUBLIC SERVICES** - In collaboration with organizations that will provide services for various activities that will include transportation, youth mentoring, youth employment, job training, crime prevention, fair housing, and other activities.
- **PUBLIC INFRASTRUCTURE** – Improving public facilities and infrastructure within identified low-to-moderate income neighborhoods.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	Goldsboro	Community Relations and Development Department	
HOME Administrator	Goldsboro	Community Relations and Development Department	

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Goldsboro's Community Relations & Development Department is the lead agency in the development of the 2024-2025 Annual Action Plan and the implementation of CDBG and HOME projects in Goldsboro, NC. The City of Goldsboro has years of experience administering Goldsboro's housing and community development programs. As a result, the Community Relations & Development Department has well-established relationships with neighborhood groups, nonprofit organizations, financial institutions, developers, and social service agencies involved in community development.

**Consolidated Plan Public Contact Information**

Felecia D. Williams, Community Relations and Development Director, City of Goldsboro

214 N. Center Street, Goldsboro, NC 27530

Office: (919) 580-4360

Email: [FDWilliams@goldsboronc.gov](mailto:FDWilliams@goldsboronc.gov)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

City of Goldsboro staff worked to identify priorities to maximize funds through periodic meetings with various City departments, housing providers, representatives from various public services agencies, and other entities with a potential interest in or knowledge of the City of Goldsboro’s housing and non-housing community development needs.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City continues to work with numerous private and governmental health, mental health, and public services agencies to find opportunities to coordinate the support of low-to-moderate income residents and affordable housing. These community partners include:

- Nonprofit service providers serving the needs of low-to-moderate income
- Households and persons with special needs, including persons with disabilities
- Affordable housing providers.
- Housing advocates
- Housing professionals
- Public agencies
- Economic development and employment organizations
- Community groups

Within City government, the Community Relations & Development Department works closely with other City departments. To overcome any gaps in the delivery system, the City will continue to provide opportunities for public, private, governmental, and faith-based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that local governments often face in developing affordable housing and providing needed services.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Continuum of Care is a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. The North Carolina Balance of State Continuum of Care (NC BOS CoC) is established and maintained to

provide a full continuum of housing and services to homeless individuals and families in compliance with the McKinney-Vento Homeless Assistance Act, and to be able to receive U.S. Department of Housing and Urban Development (HUD) funding to provide housing and services through appropriations under that act.

Trillium Health Resources, a managed care organization that coordinates and manages healthcare for people in North Carolina who struggle with mental illness, substance abuse, intellectual and developmental disabilities, and traumatic brain injury, continues to serve as the lead entity representing the interests of the City of Goldsboro as part of the Neuse Regional Committee's NC Balance of State, Continuum of Care (CoC). The Neuse Regional Committee is a community-wide collaboration established to identify and assess the needs of homeless people in Wayne County. The committee is made up of organizations from Wayne, Duplin, Greene, Lenoir, Sampson, and Wilson counties. This organization seeks access to available grants for planning and gathering data, and prevention and intervention strategies for the homeless population. Comprised of stakeholders representing public, private, and non-profit organizations, the Neuse Regional Committee's comprehensive and diverse membership is the leading partnership to address homeless issues. The collaboration with this group allows for greater leveraging of resources, greater visibility and adds validity and credibility to the coalition.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Goldsboro's Community Relations & Development Department Staff serves as a voting member of the Neuse Regional Committee, NC Balance of State Continuum of Care (CoC). Each Regional Committee is represented by a Regional Lead, who organizes local meetings and sits on the Balance of State Steering Committee. The Regional Lead for Wayne County is Trillium Health Resources. Applicants seeking Emergency Solutions Grant (ESG) funds submit their request through the regional committee, which ranks them and makes recommendations. Consultation occurs through regular attendance at monthly meetings. Staff also periodically meets with representatives serving the homeless to discuss housing and service needs and does Coordinated Entry of referred persons.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Housing Authority of the City of Goldsboro
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works closely with the Housing Authority of the City of Goldsboro in several capacities. The HACG is frequently consulted for vacancies and most recently assisted a homeless disabled family with public housing. The City also has an existing CHDO relationship with the HACG and is currently monitoring several HOME funded rental properties. It is anticipated that the City will continue collaboratives with the HACG in effort to continue providing affordable housing to LMI families.
2	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF GOLDSBORO-WAYNE
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Nonprofit Faith-Based Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email and in-person consultations were conducted with Habitat for Humanity with expected outcomes of identifying current housing needs and to increase access to affordable housing by providing first-time homebuyer assistance and the development of affordable housing units. It is anticipated that the City will assist Habitat with necessary funding so that they can continue providing affordable housing throughout Goldsboro.
3	<b>Agency/Group/Organization</b>	United Way of Wayne County
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Non-profit organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Way of Wayne County has been a housing partner to the City and has served as coordinator for meetings and roundtable discussions focused on Goldsboro's housing needs. The City participated in a Housing Needs Roundtable, hosted by United Way, and engaged in a meeting with the local Salvation Army, facilitated by United Way, to discuss how the City can assist with reopening the agency's homeless shelter. It is anticipated that the City can utilize CDBG-CV and HOME-ARP funds to assist.



4	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Public Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City has worked at length with the Salvation Army to assist with the reopening of their homeless shelter. Due to high turnover with their leadership over the past several years, the City has not been successful in starting the process for assistance. It is anticipated that the City may be able to assist the agency this coming program year as City staff recently attended a meeting with the Chairman of the Salvation Army board who shared a new vision for reopening the shelter.
5	<b>Agency/Group/Organization</b>	Trillium Health Resources
	<b>Agency/Group/Organization Type</b>	Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Trillium is new to Goldsboro and recently became the regional Managed Care Organization overseeing many counties that include Wayne County. Trillium now oversees the Region 10 Continuum of Care. City staff recently met with Trillium CEO and Trillium leaders to discuss services they will provide to Goldsboro. City staff also attended a local town hall held by Trillium. The City anticipates the continuation of engaging in the Region 10 Continuum of Care, or CoC, as well as the Coordinated Entry. Currently, City staff completed the Coordinated Entry intake packet for homeless individuals/families that present to the City.
6	<b>Agency/Group/Organization</b>	Commission on Community Relations and Development
	<b>Agency/Group/Organization Type</b>	Board and Commission of the City of Goldsboro
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Relations and Development Staff consult with the Commission on Community Relations and Development Board at their monthly meetings and discuss housing and non-housing needs. A public meeting was held on April 9, 2024, during the regular meeting of the Commission. Another public meeting was scheduled for June 18, 2024, however, there was no quorum. The anticipated outcome is increasing the assessment of housing needs among the Commission.
7	<b>Agency/Group/Organization</b>	City of Goldsboro
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Other government - Local Information Technology Department & Public Information Office
	<b>What section of the Plan was addressed by Consultation?</b>	Digital Communications

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City of Goldsboro's Information Technology department and the Public Information Office were engaged to assist with ensuring public meetings and hearing notices and the 30-day plan draft were made available to the public in a digital format. Staff consulted with these two departments with anticipation that communication of the FY24-25 Annual Action Plan would be widespread.</p>
---	---

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Goldsboro, through the Community Relations & Development Department, consults with many agency types involved in housing, homelessness, community development, and economic development activities. There was no decision to exclude any specific group. Outreach efforts to relevant agencies are ongoing and will continue throughout the Annual Action Plan development process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Trillium Health Resources	The 2024-2025 Annual Action Plan was developed with consultation of members of the Continuum of Care Task Force's leadership to ensure that goals of all strategic plans are in concert with one another.
2024 Annual Plan	Housing Authority of the City of Goldsboro	The City and the HACG share the goal to provide safe, quality, and affordable housing to low-income families, the elderly and disabled individuals, while encouraging personal responsibility and upward mobility of residents in partnership with other community organizations.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The consultation process for the 2024-2025 Annual Action Plan provided an opportunity for the Community Relations Department and the City of Goldsboro to enhance relationships, cooperation, and collaboration between public and assisted housing providers, and private and

governmental health, mental health, and public service agencies. The Community Relations & Development Department collaborates with many organizations throughout the city to see how the City of Goldsboro can network and ultimately enhance coordination with private industries, businesses, developers, and social service agencies.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Goldsboro Community Relations Department meets with interested citizens, agencies, groups, and organizations who wish to discuss and express their concerns and ideas with regards to housing and non-housing needs of Goldsboro’s low and moderate-income persons and families. The City of Goldsboro’s draft of the Annual Action Plan was available for public review and comment from April 4, 2024 to May 5, 2024, and May 17, 2024, to June 15, 2024. Advertisements were published in the Goldsboro News-Argus, Goldsboro Daily News, and the City’s website and Facebook pages on April 4, 2024, and May 16, 2024, relative to the holding of an April 9, 2024, and June 18, 2024 public meeting and an April 15, 2024, and June 17, 2024 public hearing. The notice of the plan draft and 30-day public comment period was published on the City’s website and Facebook pages on April 4, 2024, and May 17, 2024. Copies of the drafted Annual Action Plan were placed at public access sites such as the desk of the City Receptionist and the office of the City Clerk, both at the City Hall Annex, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Housing Authority of the City of Goldsboro, 700 N. Jefferson Avenue; and on the City’s website at [www.goldsboronc.gov](http://www.goldsboronc.gov).

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Not applicable	Not applicable	Not applicable	

2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>On the City of Goldsboro's Facebook page, posts were made on April 4, 2024, and May 16, 2024, announcing the 30-day public review and comment period along with the April 9, 2024, and June 18, 2024 Public Meetings and the April 15, 2024, and June 17, 2024 Public Hearings. These announcements were also made on the City's website and on April 5, 2024, a notice was made on the City's Nextdoor account.</p>	<p>There were no comments received from Facebook. There was one comment received on Nextdoor about blight throughout the city.</p>	<p>There are no comments or views received that have not been accepted.</p>	<p><a href="https://www.facebook.com/www.ci.goldsboro.nc.us">https://www.facebook.com/www.ci.goldsboro.nc.us</a></p>
---	-------------------	--	---	--	---	--

3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>April 9, 2024 Public Meeting - Twelve (12) were in attendance. The meeting was held at the Housing Authority of the City of Goldsboro's Dupont Center in the West Haven PHA community. June 18, 2024 Public Meeting- There was no quorum at the regular scheduled of the Commission on Community Relations and Development, therefore the second public meeting could not be held.</p>	<p>Comments included: Increasing Down Payment Assistance amount, CHDO expectations- estimate construction of 2 homes instead of 3 considering increased construction costs, CDBG can be used for water/sewer lines, Affordable Housing definition discussion, Wrap-around services for the homeless, Homelessness; Temporary</p>	<p>There are no comments or views received that have not been accepted.</p>	
---	----------------	--	---	--	---	--



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Housing (Salvation Army); HOME-ARP funds, Affordable Housing Plan needed.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>April 15, 2024 Public Hearing - Held before the Goldsboro City Council, while total attendance was not counted, two attendees spoke on the FY24-25 AAP. June 17, 2024 Public Meeting - Held before the Goldsboro City Council, while total attendance was not counted, no one spoke on the FY24-25 AAP.</p>	<p>Comments received pertained to a new development seeking CDBG funds for infrastructure, a streamlined funding application to help more people get funding, and the need for more parks and sidewalks.</p>	<p>There are no comments or views received that have not been accepted.</p>	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City has been allocated **\$351,152** in CDBG funds and **\$229,887.20** in HOME funds. In addition, there are prior year funds that remain available and will be used to support previously programmed and ongoing community development activities. CDBG-CV funds are still available and will be used to support activities that prevent, prepare for, or respond to Coronavirus. At least **70%** of all CDBG funds spent will meet the

low-moderate-income (LMI) benefit test within a three-year period as required.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	351,152	5,141	1,538,195	1,894,488	0	The primary objective of the CDBG Program is the development of viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for persons of low and moderate income. All of Goldsboro's CDBG-funded activities in the 2024-2025 Action Plan meet at least one of three national objectives and eligibility requirements of the program. The City also has prior year CDBG funds that will be expended in efforts to meet CDBG Timeliness.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	229,887	20,743	1,327,111	1,577,742	0	City HOME funds will be used to help new homebuyers and for new affordable housing units. HOME funds will also be used to acquire, rehabilitate, and/or construct new affordable rental housing. The City also has prior year HOME funds that will be expended.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City anticipates additional resources as leveraging from private financial institutions and lenders, Habitat for Humanity of Goldsboro-Wayne County, and North Carolina Housing Finance Agency to name a few, which will continue to support the City’s affordable housing initiatives by making available advantageous mortgage programs that assist low-to-moderate income residents to become first-time homebuyers. Jurisdictions participating in the HOME program are required to make contributions to housing that qualifies as affordable housing. During a fiscal year, the contributions or match must total not less than 25 percent (25%) of the HOME funds drawn from the jurisdiction’s HOME Investment Trust Fund Treasury account in that fiscal year for project costs, unless the participating jurisdiction has received

a reduction in the match requirement. **The City will be requesting a 100% HOME Match Reduction for FY24-25. Therefore, the City may not be required to provide local matching funds for FY24-25 HOME allocation.**

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City owns several vacant properties and land that may be used to address the needs identified in the plan. Half of the properties are located within confirmed Low-Moderate income neighborhoods and a few of them were previously assisted with CDBG funds.

**Discussion**

No further discussion.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Admin to Support ConPlan & AAPs Objectives	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Program Planning & Administration	Goldsboro Citywide (within LMI requirements)	Non-Housing Community Development	CDBG: \$70,230 HOME: \$22,988	Other: 0 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve-Expand Public Facilities Access & Capacity	2020	2024	Public Housing Non-Homeless Special Needs Non-Housing Community Development	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 731 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 32 Households Assisted
3	Provide Rehabilitation Owner-Occupied & City-Owned	2020	2024	Affordable Housing Reduce Slum & Blight	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization	CDBG: \$128,250	Homeowner Housing Rehabilitated: 7 Household Housing Unit Buildings Demolished: 3 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Essential Service & Employment Training	2020	2024	Expansion of Available Public Services	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Non-Housing Community Development	CDBG: \$52,672	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
5	Increase Affordable Rental Housing Option	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing	HOME: \$125,651	Rental units constructed: 48 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increase Access to Affordable Homeownership Option	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing	HOME: \$81,248	Homeowner Housing Added: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Program Admin to Support ConPlan & AAPs Objectives
	<b>Goal Description</b>	Administration of the CDBG & HOME programs to ensure timely use of funds, effective planning, programming, compliance, citizen participation and coordination with other governmental and public agencies.
2	<b>Goal Name</b>	Improve-Expand Public Facilities Access & Capacity
	<b>Goal Description</b>	This goal will provide support for the needs of residential sustainability growth and the update or replacement of existing infrastructure that has deteriorated.

3	<b>Goal Name</b>	Provide Rehabilitation Owner-Occupied & City-Owned
	<b>Goal Description</b>	<p>This goal will support low interest loans deferred forgivable loans to assist with repairs needed to bring owner-occupied homes into compliance with minimum housing standards and to complete other repairs needed to provide safe and decent housing. This goal will also support Project Delivery costs incurred with implementing and carrying out rehabilitation projects.</p> <p>Additionally, this goal will provide for the demolition and clearance of dilapidated structures and to aid in the elimination of slum and blight conditions.</p>
4	<b>Goal Name</b>	Provide Essential Service & Employment Training
	<b>Goal Description</b>	This goal will support grants to non-profit organizations that provide public services to LMI individuals, families, and/or homeless and special needs populations, not to exceed the 15% public services cap.
5	<b>Goal Name</b>	Increase Affordable Rental Housing Option
	<b>Goal Description</b>	This goal will support leveraging public-private partnerships that produce new affordable housing rental units, allowing for renters to pay no more than 30% of their income towards housing costs.
6	<b>Goal Name</b>	Increase Access to Affordable Homeownership Option
	<b>Goal Description</b>	<p>This goal will reduce the monthly costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing costs assistance to LMI households.</p> <p>Additionally, new homeownership will be added by 1-providing funds to a designated CHDO for construction of single-family housing or by 2-utilizing funds for properties to be acquired, rehabilitated, or reconstructed for sale as single-family housing for LMI households.</p>

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Administration of the CDBG program to ensure timely use of funds, effective planning, programming, compliance, citizen participation and coordination with other governmental and public agencies.

### Projects

#	Project Name
1	CDBG Program Administration
2	HOME Program Administration
3	CDBG Public Improvements & Infrastructure
4	CDBG Housing Rehabilitation
5	CDBG Demolition/Clearance
6	CDBG Rehab. Project Delivery
7	CDBG Public Services
8	HOME Affordable Rental Housing
9	HOME Down Payment Assistance
10	HOME CHDO Activity

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities are focused on these goals: affordable housing, public services, elimination of environmental hazards, quality of life, and neighborhood revitalization. It is important to note that total funding for public services is capped at fifteen percent (15%) of the total CDBG allocation. Total funding for activities related to administration is capped at twenty percent (20%) for CDBG and ten percent (10%) for HOME.

A noteworthy obstacle to meeting underserved needs is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City. The City of Goldsboro petitions for federal funds through the Annual Action Plan to assist the needs of residents that have traditionally been underserved by existing local social service programs. The activities funded via the Annual Action Plan are carefully designed to provide appropriate and needed services, particularly to those that may not be eligible for assistance from other local sources, those that are geographically isolated by lack of transportation and those that lack basic amenities in their neighborhoods. Such individuals include senior citizens, homebound frail elderly persons, physically,

and developmentally disabled persons, victims of domestic violence, and infants and youth to name a few. Funds provided through the Annual Action Plan often make the difference between independent living and institutionalization of decent and safe affordable homes or environments.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Program Admin to Support ConPlan & AAPs Objectives
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$70,230
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Goldsboro Citywide (within LMI requirements)
	<b>Planned Activities</b>	Administration of the CDBG program to ensure timely use of funds, effective planning, programming, compliance, citizen participation and coordination with other governmental and public agencies.
2	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Program Admin to Support ConPlan & AAPs Objectives
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	HOME: \$22,988
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Goldsboro Citywide (within LMI requirements)
	<b>Planned Activities</b>	Administration of the HOME program to ensure timely use of funds, effective planning, programming, compliance, citizen participation and coordination with other governmental and public agencies.
	<b>Project Name</b>	CDBG Public Improvements & Infrastructure



<b>3</b>	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Improve-Expand Public Facilities Access & Capacity
	<b>Needs Addressed</b>	Attainable Housing Development & Preservation Neighborhood Stabilization
	<b>Funding</b>	CDBG: \$1,460,141
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 731 LMI families within census tract 1400, block 2, which represent the 54.39% LMI of the area, will benefit from this proposed activity.
	<b>Location Description</b>	Specifically Census Block 1400-2 which is at 54.39% LMI.
	<b>Planned Activities</b>	This project will provide support for the needs of residential sustainability growth and the update or replacement of existing public facilities or infrastructure that has deteriorated.
	<b>4</b>	<b>Project Name</b>
<b>Target Area</b>		Goldsboro Citywide (within LMI requirements)
<b>Goals Supported</b>		Provide Rehabilitation Owner-Occupied & City-Owned
<b>Needs Addressed</b>		Attainable Housing Development & Preservation Neighborhood Stabilization
<b>Funding</b>		CDBG: \$256,430
<b>Description</b>		
<b>Target Date</b>		6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		An estimated 7 families of low-to-moderate income families, owner-occupied, some with special needs will benefit from the proposed activity.
<b>Location Description</b>		Goldsboro Citywide (within LMI requirements)

	<b>Planned Activities</b>	This project will support low interest loans deferred forgivable loans to assist with repairs needed to bring owner-occupied homes into compliance with minimum housing standards and to complete other repairs needed to provide safe and decent housing. This goal will also support Project Delivery, costs incurred with implementing and carrying out rehabilitation projects.
<b>5</b>	<b>Project Name</b>	CDBG Demolition/Clearance
	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Provide Rehabilitation Owner-Occupied & City-Owned
	<b>Needs Addressed</b>	Attainable Housing Development & Preservation Neighborhood Stabilization
	<b>Funding</b>	CDBG: \$35,015
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3 properties will benefit from the elimination of slum and blight on a spot or area basis.
	<b>Location Description</b>	Goldsboro Citywide (within LMI requirements)
<b>Planned Activities</b>	This project will provide for the demolition and clearance of dilapidated structures and to aid in the elimination of slum and blight conditions.	
<b>6</b>	<b>Project Name</b>	CDBG Rehab. Project Delivery
	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Provide Rehabilitation Owner-Occupied & City-Owned
	<b>Needs Addressed</b>	Attainable Housing Development & Preservation Neighborhood Stabilization
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 7 families of low-to-moderate income families, owner-occupied, some with special needs will benefit from the proposed activity.
	<b>Location Description</b>	Goldsboro Citywide (within LMI requirements)
	<b>Planned Activities</b>	This project will support Project Delivery costs incurred with implementing and carrying out rehabilitation projects.
<b>7</b>	<b>Project Name</b>	CDBG Public Services
	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Provide Essential Service & Employment Training
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$52,672
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will serve 30 LMI families.
	<b>Location Description</b>	Goldsboro Citywide (within LMI requirements)
	<b>Planned Activities</b>	This project will support grants to non-profit organizations that provide public services to LMI individuals, families, and/or homeless and special needs populations, not to exceed the 15% public services cap.
<b>8</b>	<b>Project Name</b>	HOME Affordable Rental Housing
	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Increase Affordable Rental Housing Option
	<b>Needs Addressed</b>	Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
	<b>Funding</b>	HOME: \$1,427,036
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 48 LMI families will benefit from this activity.
	<b>Location Description</b>	Goldsboro Citywide (within LMI requirements)
	<b>Planned Activities</b>	This project will support leveraging public-private partnerships that produce new affordable housing rental units, allowing for renters to pay no more than 30% of their income towards housing costs.
<b>9</b>	<b>Project Name</b>	HOME Down Payment Assistance
	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Increase Access to Affordable Homeownership Option
	<b>Needs Addressed</b>	Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
	<b>Funding</b>	HOME: \$93,235
	<b>Description</b>	
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3 LMI families will benefit from this project
	<b>Location Description</b>	Goldsboro Citywide (within LMI requirements)
<b>Planned Activities</b>	This project will reduce the monthly costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing costs assistance to LMI households.	
<b>10</b>	<b>Project Name</b>	HOME CHDO Activity
	<b>Target Area</b>	Goldsboro Citywide (within LMI requirements)
	<b>Goals Supported</b>	Increase Access to Affordable Homeownership Option
	<b>Needs Addressed</b>	Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
	<b>Funding</b>	HOME: \$34,483

<b>Description</b>	
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3 LMI households will benefit from this project.
<b>Location Description</b>	Goldsboro Citywide (within LMI requirements)
<b>Planned Activities</b>	This project will support new homeownership that will be added by 1- providing funds to a designated CHDO for construction of single-family housing or by 2-utilizing funds for properties to be acquired, rehabilitated, or reconstructed for sale as single-family housing by a designated CHDO for LMI households.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Incorporated in 1847, the City of Goldsboro is the largest municipality in Wayne County with a land area of approximately 27.2 square miles and an estimated 2023 population of 33,467 within the city limits according to current U.S. Census Bureau data. To develop viable urban communities, provide decent affordable housing, suitable living environment, and expand economic opportunities to low-to-moderate income (LMI) households, the City’s CDBG and HOME funds will be directed to assist LMI residents citywide. This strategy will enable the City to geographically disburse CDBG and HOME funds to census tracts and block groups, where low-to-moderate income (LMI) households are 51% or more of the population and there are concentrations of minorities. However, eligible persons from all racial, ethnic, and gender groups are given the opportunity to apply and receive funding if their households’ earnings meet eligibility criteria for the City’s CDBG and HOME- funded projects. African Americans are the predominant minority population within Goldsboro. It should be noted that a high concentration of minority households is located south of Ash Street and west of Seymour Johnson Air Force Base; the northwest portion of the City bordered by Ash Street, Highway 117, and US Highway 70 Bypass; and Census Tracts 14, 15, 18, and 20.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Opportunity Zone (Census Tract:37191001500)	20
Opportunity Zone (Census Tract:37191001800)	20
Opportunity Zone (Census Tract:37191001900)	20
Goldsboro Citywide (within LMI requirements)	10

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Due to a high concentration of minority and low-to-moderate income households within these LMA Census tracts, the City has historically targeted communities and families in those areas. These LMA Census tracts are predominately residential uses and crime has historically been pervasive in these areas. The City’s LMA Census tracts have many vacant lots and boarded up homes that are a blighting influence. These LMA Census tract areas need a coordinated comprehensive strategy relying on public and private partnerships. Each of these areas meets the eligibility requirements for low-and moderate-income benefits. The proposed Annual Action Plan will enable the City of Goldsboro to develop targeted strategies for LMI Census tracts and neighborhoods, while also affirmatively furthering fair housing goals

of decreasing concentrations of poverty and residential segregation.

**Discussion**

No further discussion.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Several characteristics of the housing market in Goldsboro directly impact the provision of affordable housing. A large percentage of owner-occupied housing belongs to low-to-moderate income families who do not have the resources to rehabilitate deteriorating conditions. Landlords operating on a narrow profit margin are unlikely to invest substantial amounts of money into property upkeep unless forced to do so by local housing code enforcement. Potential homebuyers also face a lack of decent, affordable housing options. The Great Recession and ongoing inflation have further damaged the ability of many families to save money and secure financing.

Neighborhood revitalization and stability and the production and conservation of affordable housing are the major goals of the City of Goldsboro. The City will contribute to a combination of federal, state, and local funds toward the achievement of these goals by funding owner-occupied rehabilitation, new construction, infrastructure, and homebuyer assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	40
Special-Needs	3
Total	48

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	54
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	76

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The affordable housing initiatives proposed for FY24-25 will support further development of affordable housing and will assist income eligible households in purchasing and rehabilitating their homes, resulting in safe, decent, and affordable housing. In addition, funding will be used to support local nonprofits who provide a variety of assistance to maintain stable housing and prevent homelessness.





## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the City of Goldsboro (HACG) and Eastern Carolina Regional Housing Authority (ECRHA) are public corporations created for the purpose of administering housing programs for low-income persons. Between the two housing authorities there are approximately 1,884 public assisted housing units. The operations of the HACG and ECRHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development (HUD). Both public housing authorities receive funding for their housing activities, projects, and funds to modernize and repair their public housing units. The HACG administers approximately 297 Housing Choice Vouchers (HCV), which allow low-income persons to rent privately owned houses and/or apartments dispersed throughout the community. In addition to public housing and Section 8 programs, the HACG also administers other special housing programs designed to assist specific demographic groups, such as veterans and persons with disabilities.

### **Actions planned during the next year to address the needs to public housing**

The City of Goldsboro does not manage public housing units; however, a large portion of Wayne County's inventory is located within the City limits. The City has two public housing agencies responsible for this function: The Housing Authority of the city of Goldsboro and Eastern Carolina Regional Housing Authority. Both public housing authorities receive federal funding for their housing activities, projects, and funds to modernize and repair their public housing units. The City is committed to coordinating and optimizing the efforts of the public housing authorities within this 2024-2025 Action Plan year. The City will support the efforts of Authorities in maintaining the integrity of the public housing inventory to provide safe, decent, and affordable housing opportunities for qualifying residents including partnership for appropriate grant programs such as Choice Neighborhoods.

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

The Housing Authority of the City of Goldsboro and Eastern Carolina Regional Housing Authority are committed to continuing the Family Self-Sufficiency (FSS) Programs for their public housing and Section 8 House Choice Voucher clients. The FSS program assists housing residents to attain financial independence through education and employment toward increased resident involvement. The FSS Program serves as a clearinghouse for referrals to other agencies and private resources for participating families. The Housing Authority of the City of Goldsboro also receives Resident Opportunities and Self-Sufficiency (ROSS) Program funding to provide supportive services for elderly and disabled public housing residents, to improve their independence.

The City of Goldsboro actively encourages the cooperation of regional and local public and private agencies/parties by providing resources, technical assistance, and venues through which the exchange

of ideas promoted positive community outcomes. In continuing this ongoing effort, the City will coordinate and to optimize the efforts of the public housing authorities that are participating in the implementation of the City's five-year strategy and/or Annual Action Plan:

- The City will support the efforts of the Authorities in maintaining the integrity of the public housing inventory to provide safe, decent, and affordable housing opportunities for qualifying residents.
- The City will ensure that both PHA's are made aware of opportunities to apply for housing development funds administered by the City.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable. Goldsboro's two Housing Authorities are not designated as troubled PHAs.

**Discussion**

No further discussion.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

This section of the Annual Action Plan describes the City of Goldsboro's one-year goals, and the specific action steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Trillium Health Resources is the lead agency for the Continuum of Care, and the Down East Coalition to Eliminate Homelessness, serves the Goldsboro/Wayne County area as well as Lenoir, Sampson, and Duplin Counties. Since 2010, the City has been an active member of the coalition with the Community Relations & Development Director as the City's liaison to the Continuum of Care Task Force. During the 2024-2025 program year, the City of Goldsboro intends to take the following actions to assist with ending chronic homelessness and special needs populations:

1. Assisting homeless providers with the development of more emergency and transitional housing, primarily for families
2. Assisting agencies that serve special populations to locate safe, decent, and affordable permanent housing
3. Assisting agencies and homeless providers in the development of a Continuum of Care Plan, which will identify the specific nature of homelessness in the Goldsboro area, gaps in services, and the services needed to meet those needs
4. Assisting homeless agencies to provide transportation services to allow homeless persons and families to access needed services
5. Prioritizing unsheltered homeless persons in the administration of HOME-ARP funds.

The CoC is the primary means of reaching out to homeless people and assessing their individual needs. The CoC does this through the Annual Point-In-Time (PIT) survey and in addition to other outreach efforts.

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

The supportive services need of homeless people are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to address the emergency and transitional housing

needs of homeless persons:

- Provide an additional 350 beds for homeless persons for the next 10 years and increase affordable housing.
- Increase faith-based initiatives to address homeless needs in Goldsboro and Wayne County.

The City of Goldsboro will utilize the following strategies to address these needs:

- Assist non-profit service providers in obtaining additional funding sources for emergency shelter.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional transitional housing.
- Support the establishment of additional transitional housing through identification of funding sources, technical assistance with applications, and other means of support.
- Prioritizing homeless persons in the administration of anticipated future HOME-ARP funds.

**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**

The supportive services need of homeless people are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to help homeless persons make the transition to more permanent housing and preventing recurrence:

- Facilitate housing stabilization once homeless people secure permanent housing and prevent at-risk persons from losing their housing.
- Create First Entry/One-Stop Center to ensure coordination of services for homeless persons.
- Broaden wrap-around services and increase the capacity of existing services for homeless individuals and low-income families.
- Provide life skills, mentoring, job training and placement, budgeting workshops, crisis management, and other supportive services to facilitate a stable way of life.
- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Down East Coalition to Eliminate Homelessness, as the lead agency for the Continuum

of Care, in their efforts to improve coordination between service providers.

Additionally, the City of Goldsboro will utilize the following strategies to increase the supply of permanent supportive housing for the homeless:

- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional permanent supportive housing.
- Support the establishment of additional permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.
- Increase access to free medical services to facilitate medical stabilization and reduce inappropriate use of emergency room services.
- Increase capacity of local free clinics and programs that provide access to healthcare.
- Improve public safety services for homeless persons and reduce associated public expenditures.
- Improve discharge planning and housing location assistance to homeless individuals prior to discharge from services.

Additionally, the City will utilize the following strategies to provide services that promote self-sufficiency for the homeless or those at-risk of becoming homeless:

- Make grants available to community-based organizations that serve homeless persons and persons at risk of homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The supportive services need of homeless people are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to End Homelessness identifies the following strategies to help homeless persons make the transition to more permanent housing and preventing recurrence:

- Facilitate housing stabilization once homeless people secure permanent housing and prevent at-risk persons from losing their housing.
- Create First Entry/One-Stop Center to ensure coordination of services for homeless persons.
- Broaden wrap-around services and increase the capacity of existing services for homeless

individuals and low-income families.

- Provide life skills, mentoring, job training and placement, budgeting workshops, crisis management, and other supportive services to facilitate a stable way of life.
- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Assist the Down East Coalition to Eliminate Homelessness, as the lead agency for the Continuum of Care, in their efforts to improve coordination between service providers.

Additionally, the City of Goldsboro will utilize the following strategies to increase the supply of permanent supportive housing for the homeless:

- Promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing.
- Coordinate with the Continuum of Care, non-profit service providers, and other organizations to establish additional permanent supportive housing.
- Support the establishment of additional permanent supportive housing through identification of funding sources, technical assistance with applications, and other means of support.
- Increase access to free medical services to facilitate medical stabilization and reduce inappropriate use of emergency room services.
- Increase capacity of local free clinics and programs that provide access to healthcare.
- Improve public safety services for homeless persons and reduce associated public expenditures.
- Improve discharge planning and housing location assistance to homeless individuals prior to discharge from services.

Additionally, the City will utilize the following strategies to provide services that promote self-sufficiency for the homeless or those at-risk of becoming homeless:

- Make grants available to community-based organizations that serve homeless persons and persons at risk of homelessness.

## **Discussion**

Meeting the needs of the homeless population will continue to be a priority. Staff will continue to work collaboratively with community organizations that service the homeless to stay abreast of emerging trends and issues in the community.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Goldsboro has recently completed the 2020 update of its Analysis of Impediments to Fair Housing, which identifies barriers to the development of affordable housing. Key issues identified related to barriers to affordable housing include federal resources and policies, the gap between housing cost and income, local development regulations, so called 'Not in My Back Yard' (NIMBY) opposition, and community knowledge of fair housing issues. While few potential barriers are within the City's control to directly reverse, the City is dedicated to using its resources to counteract the negative effects of such external factors. The objective is to significantly reduce and eliminate barriers to the development of affordable housing.

### **Actions it planned 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**

The City expects to continue the following strategies over the course of the 2024-2025 Annual Action Plan:

- Address the financial barriers faced by many low- and moderate-income families by providing HOME and/or CDBG funding for homeownership, renovation, revitalization, and programs
- Raise awareness about barriers to affordable housing development through a variety of methods, and implement policy changes that would make affordable housing development less challenging
- Examine best practices on HUD's Regulatory Barriers Clearinghouse and determine applicability for Goldsboro

By undertaking the initiatives previously described in this section, the City will address several of the barriers to affordable housing that currently challenge them. In considering the barriers to affordable housing, two major factors emerge—first, a household's ability to afford housing based on its income and, second, the cost of housing. Although the City has limited ability to influence a household's capacity to afford housing is based on its income, the City can provide subsidized loans through its' Homebuyer Assistance and CHDO Activities, grants and financing that reduce the cost of private sector (for-profit or nonprofit) housing production, operation, or maintenance. The City also influences the availability of affordable housing through imposition of affordability terms in exchange for development subsidy, thus ensuring that units developed with HUD and other subsidies will remain affordable for many years.

The Community Relations Department will continue to work with the other City of Goldsboro Departments to develop and implement interventions; to include but not limited to include, regulation



of density, lot sizes, building size, unit type and design and building materials. In addition, the Community Relations Department will work diligently to decrease housing cost caused by lengthy approval processes, permit fees, infrastructure requirements and significant demands or requirements within the Planning and Inspections Departments.

As part of the certification to affirmatively further fair housing, HUD requires the City to conduct an analysis of impediments to fair housing choice within its jurisdiction and take appropriate actions to overcome the effects of any impediments identified through that analysis. The current Analysis of Impediments (AI) was completed on May 1, 2021.

**Discussion:**

No further discussion.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section of the Annual Action Plan describes the City of Goldsboro’s planned actions to carry out the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination.

In addition, the City has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Goldsboro petitions for federal funds through the Annual Action Plan to assist the needs of residents that have traditionally been underserved by existing local social service programs. The activities funded via the Annual Action Plan are carefully designed to provide appropriate and needed services, particularly to those that may not be eligible for assistance from other local sources, those that are geographically isolated by lack of transportation and those that lack basic amenities in their neighborhoods. Such individuals include senior citizens, homebound frail elderly persons, physically and developmentally disabled persons, victims of domestic violence, and infants and youth. Funds provided through the Annual Action Plan often make the difference between independent living and institutionalization.

### **Actions planned to foster and maintain affordable housing**

As previously stated in the Annual Affordable Housing Goals, the City will direct a combination of federal, state, and local funds toward achievement of these goals by funding single-family rehabilitation, new construction, infrastructure, and homebuyer assistance. The City will continue to identify potential housing sites that are conducive to the future development of affordable housing and comply with location criteria established by HUD.

The City will also provide \$34,483 in CHDO set-aside HOME funds to designated CHDOs to construct, sell, and/or rent affordable housing units to LMI households. These funds may be combined with additional available HOME funds as each project warrants. The City will utilize a total of \$46,765 in HOME funds to provide direct-subsidy assistance in the form of zero percent deferred second mortgages towards down payment and closing cost for at least three (3) eligible homebuyers for principal reduction

to increase buyer's affordability to purchase a home.

### **Actions planned to reduce lead-based paint hazards**

The City of Goldsboro will work to ensure the availability of accessible and affordable testing, screening, mitigation, and treatment for problems related to lead-based paint for low- and moderate-income residents of the City of Goldsboro. Currently, the City includes lead-based paint mitigation measures in all rehabilitation programs and, if needed, will identify, and apply for additional funding resources to finance this mitigation. Contractors are required to be trained and certified to supervise removal of lead hazards to comply with HUD regulations. The City will utilize the following strategies to address lead-based paint hazards and increase access to housing without lead-based paint hazards through its housing rehabilitation and urgent repair programs:

- Fund the rehabilitation of existing housing units through current housing grants and loan programs, as well as cost-effective leveraging strategies.
- Improve coordination with rehabilitation and other programs to reduce the total rehabilitation cost per unit and correct major problems before they worsen.

### **Notification**

The major objective is to increase the overall level of awareness of lead-based paint laws and regulations so that all community residents may be aware of their rights and responsibilities. In the event the presence of lead-based paint is detected in a housing unit, notifications will be carried out by the following mandated notification requirements established by HUD:

Pamphlet – Occupants, owners and purchasers must all receive Lead Hazard Information Pamphlet.

Disclosure – Ensure that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards prior to selling or leasing a residence. Even if federal funds are withdrawn from a transaction, the purchasers are required to receive a disclosure of any known lead-based paint findings.

Notice of Lead Hazard Presumption/Evaluation and Lead Hazard Reduction – Occupants, owners and purchasers must be notified of the results of the presumption of lead-based paint or lead hazards or of any lead hazard evaluation or reduction work.

Additionally, the City will continue to support the Wayne County Environmental Health Department that screens residents for elevated blood lead levels (EBL) and inspects housing units for lead-based paint hazards.

**Wayne County Environmental Health Department** - A primary health care provider for the City's low-income residents, the Environmental Health Department screens low-income children who have

symptoms of lead poisoning through the North Carolina Healthy Homes and Lead Poisoning Prevention Program. Services provided through this program include education, screening, treatment for lead poisoning, and abatement as needed.

Furthermore, sub-recipients of the City's CDBG and HOME funding devise their own lead-based paint hazard programs to comply with HUD regulations for rehabilitation projects.

### **Actions planned to reduce the number of poverty-level families**

The City of Goldsboro has made several efforts and undertaken programs to reduce the number of residents living in poverty. Jointly the Community Relations & Development Department, the Down East Coalition (Trillium Health Resources), and other Community-Based Organizations (CBO) have put into practice a partnership strategically designed to support a holistic approach to poverty reduction with activities that focus on human services, affordable housing, and economic development. These activities include the following:

- Supporting economic development activities that generate living wage jobs and community sustainability
- Facilitating access to a variety of housing options that promote family and community stability
- Supporting and coordinating with organizations that provide community-based services that nurture and support young people and their families
- Supporting organizations that provide enrichment programs designed to develop individuals' coping skill for productive adult living

### **Actions planned to develop institutional structure**

The City of Goldsboro will continue to seek opportunities to partner with other agencies and non-profit organizations to overcome the gaps in service delivery. The City will work with the Down East Coalition (Trillium Health Resources) and other agencies to coordinate efforts to reduce the number of homeless individuals. The City will also seek funding to provide housing solutions to reduce the number of homeless.

- Provide an interdepartmental plan for housing, economic development, and social services that will inform the Anti-poverty strategy
- Facilitate greater efficiency in the use of resources through collaboration and coordination among departments and agencies
- Encourage information dissemination regarding projects and programs

By institutionalizing this collaborative structure, the City of Goldsboro is shaping various programs into effective, coordinated neighborhood and community strategies. This also facilitates the opportunity for strategic planning and citizen participation to take place in a comprehensive context that will reduce

duplication of effort at the local level.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The coordination process provides a process for stakeholder agencies and all interested parties to analyze and discuss local housing needs, priorities, and program strategies. As explained above, the Community Relations & Development Department has served as the facilitating agency for this local process. The overall strategy is for the City to:

- Provide clear and expressive public leadership for the identified initiatives
- Fortify the partnering and collaboration of local government agencies, private organizations, and not-for-profits to increase leveraging potential
- Publicly market the City's assets and aggressively leverage other financial support
- Work with developers to achieve acceptable environmental standards while not compromising the health and safety of the public

### **Discussion:**

No further discussion.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

As required, the City will ensure that 70% of CDBG funds are used to benefit low- and moderate-income households.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	5,141
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>5,141</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	20,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Goldsboro will use the HUD Recapture Provisions for its Homebuyer Assistance program

to ensure that the amount of HOME funds provided directly to homebuyers are imposed for the duration of the period of affordability and are mandated to recapture provisions per 24 CFR 92.253(a)(5)(ii). This restriction is enforceable by a written Grant Agreement, Promissory Note, and Deed of Trust with the homebuyer. If the original homebuyer remains in the home for the full period of affordability, no recapture provisions apply. However, if the premises are sold, cease to be the Homebuyer's primary residence, or there is any change in the title during the term of the Grant Agreement, Promissory Note and Deed of Trust, which commences upon the Completion Date, or the Homebuyer is not in substantial compliance with the Grant Agreement, Promissory Note and Deed of Trust and Mortgage, the City of Goldsboro will recapture the full HOME direct-subsidy assistance, which will be the amount remaining on the affordability period at time recapture is triggered; to include, any payments made or pro rata reduction amount applied during the affordability period.

Recaptured HOME funds will be used by the City of Goldsboro for eligible HOME activities in accordance with the requirements of HOME regulations.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, the City of Goldsboro has adopted the recapture provision. Goldsboro provides direct HOME subsidy, including down payment assistance and closing costs, on a pro-rata basis to eligible homebuyers. Goldsboro also provides HOME funds to its CHDOs to develop affordable housing. The City provides down payment assistance to new homebuyers when purchasing single-family housing developed by CHDOs. Beginning with the 2023-2024 program year, Goldsboro incorporated for CHDOs to adopt the HOME recapture provision, except for rental units.

All CHDOs, subrecipients, and all entities who administer HOME programs will be required to follow recapture provisions adopted by the City. The City will require the recapture of its HOME-funded homeownership housing assistance from net sale proceeds when the original homebuyer sells the property during the affordability period.

Net sale proceeds are the funds remaining from the sale of the property by the original homebuyer, less the repayment of the outstanding balance of any superior mortgage, sales commission, the original homebuyer's down payment, and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all the HOME funds are due and payable. In the event of foreclosure, the lender may not require the borrower to repay an amount greater than the net proceeds available after the foreclosure sale. The recapture provision is enforced through execution of a declaration of deeds restrictions that identifies the period of affordability, primary residency requirement, and term and conditions required when using the

recapture provision.

Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction via a secondary mortgage. The borrower's income cannot exceed 80% of the area median income adjusted by family size, as published annually for Goldsboro. Loan amounts may be up to \$10,000. Loans will be amortized over a 5-year period at 0% interest. If the property is disposed voluntarily, involuntarily, or is in default, the percentage of repayment is based on the actual year.

Assistance provided to nonprofit agencies through the CDBG program will be secured with a subrecipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

**Period of Affordability under Recapture Provision:** The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enables the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The City of Goldsboro will not require the original HOME-assisted homebuyer to sell the housing unit to another low-income homebuyer. The homebuyer can sell the property to any willing buyer during the period of affordability, with the understanding that the City's recapture provisions will be enforced.

The following table outlines the required minimum affordability periods.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that



will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to utilize HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable

**The urgent need activity is a CDBG assisted property (modular replacement 2006) empty for some years, was intentionally set on fire by squatters on 8-18-2023. The property is now a safety & health hazard and needs to be demolished.**

