



Building a Brighter  
Future Together

# City of Goldsboro Consolidated Plan 2025- 2029



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# Executive Summary

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

### 1.Introduction

The City of Goldsboro Consolidated Plan and Annual Action Plan is a comprehensive document that outlines the priorities and strategies for addressing housing and community development needs in a particular jurisdiction. The U.S. Department of Housing and Urban Development (HUD) requires it to receive federal funds through various grant programs, such as the Community Development Block Grant (CDBG) program.

The Consolidated Plan acts as a handbook outlining Goldsboro's administrations of development of programs that aid low—to—moderate income individuals in finding or developing affordable housing and creating economic opportunities. Additionally, the plan measures the objectives, the availability of CDBG resources, and the financial feasibility of carrying out the objectives. It also serves as an application for funding from HUD for the following federal programs:

- Community Development Block Grant
- HOME Investments

2.The City of Goldsboro is required to update its Consolidated Plan every five years to ensure that it reflects the current needs and priorities of the community. The procedure must take into consideration various source engagements and shifting housing directives that are based on the City's priorities and current market resources.

### 2.Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan provides an overview of the current housing and community development needs in Goldsboro, including demographics, population trends, income levels, and housing availability. This information is gathered through community surveys, data analysis, and consultation with local stakeholders.

The Needs Assessment section of the Consolidated Plan is not just about current needs. It also projects future needs that may have been detected through a 'deep-dive' examination of housing data. This proactive approach is a crucial step in the plan's development, allowing for early planning and addressing potential issues before they become more significant problems.

The City of Goldsboro implements measurable objectives to efficiently and effectively allocate funding to benefit low—to—moderate individuals and aid communities living at a relatively

subsidized level. CDBG funding allocation is also in alignment with the Goldsboro housing initiative, which aims to reallocate affordable housing units and develop new units.

The City of Goldsboro implements measurable objectives to efficiently and effectively allocate funding, ensuring at least 70 percent of the funds are used to address priority needs for low- and moderate-income residents, as set in the city's strategic plan goals.

The City of Goldsboro's goal is that its low-to-moderate-income residents have access to:

- an increased number of affordable housing units
- suitable living environments
- expanded economic opportunities
- essential services.

Goal #	Goal Title	
Goal 1	Affordable Housing	Expand and preserve affordable housing options through new construction, rehabilitation, down payment assistance, and rental support for low-income households.
Goal 2	Homeless Services	Prevent and reduce homelessness by supporting emergency shelters, transitional housing, outreach programs, and permanent supportive housing strategies.
Goal 3	Special Needs & Vulnerable Populations	Provide housing and supportive services for individuals with disabilities, the elderly, victims of domestic violence, and other vulnerable or underserved groups.
Goal 4	Community Development Improvement	Invest in infrastructure, public facilities, and neighborhood revitalization to enhance livability, safety, and access to services in low-income areas.
Goal 5	Economic Development	Promote job creation, workforce development, and small business support to increase economic opportunity for low- and moderate-income residents.
Goal 6	Administration, Planning, and Management	Ensure effective planning, compliance, and program delivery through strategic oversight, data analysis, and community engagement.

The message clearly heard from the public during the input-gathering phase of the planning process was the need for the city to provide affordable housing. Without question, the grantees' goals are to overcome the City's housing challenges by funding and aiding renters and purchasing with a certain amount of dwellers' confidence. The City of Goldsboro recognizes the interconnectedness between housing, economic stability, and overall quality of life.

Besides providing affordable housing for those facing increasing market prices, complementary allocations will assist citizens who are currently unhoused or facing homelessness. These resources and services will help individuals and families in need regain stability, improve their living situation, and ultimately find long-term housing. Moreover, CDBG funding allocation is just one piece of a larger puzzle when it comes to addressing housing challenges in Goldsboro.

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

Performance measurements are a process for determining how effectively programs are meeting needs. After conducting the previous Consolidated Plan and Annual Action Plan, the City of Goldsboro developed a list of measurable goals. These goals were used as a benchmark for measuring progress and informed decision-making. Performance measures are an essential aspect of program evaluation in government organizations, as well as evaluating the success of programs in achieving their intended outcomes.

Analyses obtain data to measure a program's feasibility and effectiveness, identify areas for improvement, and inform decisions about resource allocation. In this section, we will discuss past community goals and to what extent the annual goals have been achieved.

The 2023-24 Annual Action Plan, section SP-45, identifies the City's priority needs and activities, from which the Housing and Community Development Objectives and Outcomes identified in the Plan are based:

#### **1. Assisting the Homeless**

During the 2024 Program Year, the City of Goldsboro set out to service displaced or homeless individuals.

#### **2. Decent Affordable Housing**

The City of Goldsboro also distributed funds to the Tenant-Based Rental Assistance /Rapid Re-housing program. This program provides rental subsidies to individuals and families who are homeless or in danger of becoming homeless.

Tenant-based rental assistance / Security Deposit is another program that provides rental assistance, specifically for security deposits. While this goal was not met, it is essential to note that the City of Goldsboro still has ongoing efforts and plans to allocate resources toward this program.

#### **3. Decent Housing Availability**

Decent Housing Availability has become a significant issue in recent years, especially in cities with rising costs of living like Goldsboro. Providing affordable housing suitable for habitation is a fundamental human right, and the City has taken steps to address this issue through various housing programs.

The area has rental units available; however, many need better structural integrity or plumbing, electrical, and heating systems. Some of these CDBG-funded housing programs include the Single-Family Rental Rehabilitation Program, which helps low-income homeowners make necessary repairs to their homes; the Multi-Family Rental Rehabilitation Program, which assists landlords with making improvements to rental units; and the Homeownership Assistance Program, which provides financial assistance for first-time homebuyers.

#### 4. Public Facilities and Infrastructure Improvements 5. Economic Opportunity

The City of Goldsboro CDBG and HOME funding goal extended beyond just housing programs, as they also focused on economic development initiatives as well supplemental financing to infrastructure degradation. Furthermore, fund allocation has also been used to offer aid to business owners who need financial assistance. This program, known as the Small Business Assistance Program, aims to support local small businesses and stimulate economic growth in the community. Through this program, small businesses could receive financial aid and technical assistance, helping them stay afloat and contribute to the local economy.

#### 4. Summary of citizen participation process and consultation process

**Public Meetings:** The City of Goldsboro, in compliance with the City's Citizen Participation Plan, advertised and held one public hearing and one public meeting on the needs of the City of Goldsboro that provided residents with the opportunity to discuss the City's Community Development Program and to offer their suggestions on future program priorities. The city also utilized surveys, focus groups, and public meetings to gather input from the community regarding their needs and priorities. This inclusive approach allowed for a thorough understanding of the community's needs. It ensured that the CDBG and HOME funding was allocated in a way that would best benefit the city and its residents.

**Stake Holders Engagement:** Outreach for stakeholders and citizen input are integral to the plan. Their valuable input and feedback help shape the priorities and goals of the CDBG and HOME program. Stakeholder Engagement often acts as a proxy for the community and gives an opportunity for more transparent communication with the city. It allows for direct input from these organizations and individuals who work closely with their communities, providing a more comprehensive understanding of their needs.

Goldsboro engaged multiple stakeholders who provided a narrative for disenfranchised groups or underserved communities, which often experience housing instability and homelessness in greater proportion. The grantee's media blitz on various forms of social media platforms and printed materials also aids the residents of Goldsboro in public awareness of the CDBG program



and public engagements that helps the residents be actively involved in the decision-making process. This engagement ultimately leads to a more transparent and effective use of CDBG and HOME funding.

**Online Survey:** As mentioned, the City of Goldsboro also developed an Online Survey tool that allows residents to provide feedback on the city's services and programs using a virtual platform. These platforms are necessary to ensure maximum input and mandating anonymity. By mandating anonymity on these platforms, the city encourages honest and open feedback from residents. Virtual feedback, the City of Goldsboro also uses these platforms to disseminate important information.

The survey was made available to the general public on May 17, 2025. The survey yielded significant responses and gave the administration a snapshot of their citizens' housing needs and preferences. The online surveys offered Spanish and English interaction. The Multilanguage format allowed for a broader range of community participation and accessibility for those citizens who otherwise may face language barriers if only single-language (English) interactive polling were offered.

**Collaboration Efforts:** The City of Goldsboro has partnered with local non-profit organizations and with other adjacent municipalities, such as Wayne County. Consulting neighboring governments is an important aspect of addressing issues that may affect multiple communities. The City of Goldsboro compared effective strategies and discussed plans to combat homelessness and housing using a more holistic approach.

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

Based on the survey's resulting data and the contributors' inputs, there are varying degrees of satisfaction regarding the housing situation in the city. While some residents are content with their current housing situations, others continue to struggle with rising rental prices and a lack of affordable options. For example, questions about how satisfied the survey takers were with the housing environment.

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

The City of Goldsboro accepts all comments and views.

## **7. Summary**

The City of Goldsboro has encountered various challenges while implementing these initiatives. Some residents have raised concerns regarding the pace of development and the potential impact on the city's existing infrastructure. However, the primary housing challenge for Goldsboro's low and moderate-income residents is housing costs. The city has been working to address this issue through various affordable housing programs, such as the rehabbing housing initiatives and the rental housing mediation program. These efforts have been met with some



criticism, as some argue that they are not doing enough to create genuinely affordable options for low-income residents.

Overall, while there may be disagreements and challenges along the way, Goldsboro is dedicated to improving its community and making it a more livable and sustainable place for all its residents as well as investing in multi-family housing. By continuously working towards affordable housing and sustainable practices, the city is moving in a positive direction and setting an example for others to follow. As these initiatives continue to evolve and progress, it will be necessary for the city to listen to feedback from its residents and adjust accordingly.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	City of Goldsboro	Community Development Department
HOME Administrator	City of Goldsboro	HOME Administrator

**Table 1– Responsible Agencies**

### Narrative

This document is the Consolidated Plan for the City of Goldsboro, an entitlement community, 2025—2029. Goldsboro receives the following funds annually from HUD: Community Development Block Grant (CDBG) and HOME funds.

The Housing & Neighborhoods Department, Community Development Division, is the City government unit that acts as the primary administrator of federal entitlement funds.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Goldsboro held a series of meetings and community forums to gather input from its residents, allowing for a collaborative approach to addressing issues and finding solutions. The issues that were most pertinent to the community were discussed and several questions were asked about housing solutions during these engagements. Various forms of polling were implemented to gather inputs and ideas from the community, such as online surveying, public engagement, workshops, and round-table discussions. All of these methods allowed for open dialogue and helped to establish a clearer understanding of the housing needs in Goldsboro.

Each year, as a part of the CDBG application process, local agencies/organizations are invited to apply for funding to gain access. The CDBG program allocates funds to eligible projects and activities that primarily benefit low and moderate-income individuals, households, and communities. Other social, humanitarian, and community-based development projects can apply for funding. During the CDBG application process, it is important for organizations to clearly outline their project or activity and how it aligns with the goals and objectives of the program.

**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(l)).**

The Community Development Department of the City of Goldsboro actively engages the public in various ways regarding affordable housing development and other redevelopment initiatives. The division also issues Requests for Proposals (RFPs) to facilitate these efforts. The City of Goldsboro fosters collaboration and transparency by involving community members in decision-making. These unions include inviting residents to attend public hearings, workshops, and other events to provide input and feedback on proposed projects. The City of Goldsboro hopes to create a more inclusive and equitable environment for all residents by strengthening community involvement and collaboration.

**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 City of Goldsboro continues as the joint agency for the Continuum of Care (CoC) Program, a federal program that provides funding for homeless services and housing programs. The CoC program works to ensure that there is a comprehensive system of care in place for individuals experiencing homelessness. Cooperating with the lead agency, Eastpointe, and additional non-profits, the City of Goldsboro meets several times a month to discuss strategies they mean to implement to combat homelessness. This includes coordinating and allocating funding for various programs such as emergency shelters, permanent supportive housing, and outreach services.

The City of Goldsboro held meetings to update on strategies and initiatives to address homelessness. Since the last update on strategy and initiatives to address homelessness, the City of Goldsboro has made significant progress in combating this complex issue. In collaboration with key stakeholders such as Wayne County, Eastpointe, and various nonprofit organizations, the City of Goldsboro has continued to prioritize addressing homelessness through a multifaceted approach such as:

- ACT on Homelessness Collaborative and Regional Action Plans
- Outreach, Case Management & Housing Navigation
- Emergency Sheltering
- Homelessness
- Affordable Housing and Tenant Based Rental Assistance
- Addressing the Impacts of Homelessness

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

The City of Goldsboro does not receive ESG funding from the federal government.

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

<b>1</b>	<b>Category</b>	<b>Response</b>
	<b>Agency/Group/Organization</b>	Goldsboro Housing Authority
	<b>Agency/Group/Organization Type</b>	Public Housing Authority (PHA)
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing; Affordable Housing; Resident Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Direct meetings with executive leadership. Identified capital improvement needs, resident service gaps, and redevelopment opportunities. Coordinated use of CDBG resources.
<b>2</b>	<b>Agency/Group/Organization</b>	Habitat for Humanity of Goldsboro-Wayne
	<b>Agency/Group/Organization Type</b>	Nonprofit – Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Affordable Housing; Homeownership
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Roundtable consultation and interviews. Discussed infill housing development and homebuyer support. Coordination on CHDO-eligible HOME activities expected.
<b>3</b>	<b>Agency/Group/Organization</b>	Salvation Army of Goldsboro
	<b>Agency/Group/Organization Type</b>	Nonprofit – Emergency Shelter Provider
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness; Emergency Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Structured interviews and site assessment. Identified shelter gaps and transition needs. CDBG funding support and navigation services planned.
<b>4</b>	<b>Agency/Group/Organization</b>	Warm Body Warm Soul Help Center

	<b>Agency/Group/Organization Type</b>	Nonprofit – Basic Needs & Outreach
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Prevention; Low-Income Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through public engagement events and direct interviews. Emphasized urgent needs for clothing, temporary shelter, and street outreach. Potential partner for CDBG-funded service expansion.

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

All individuals and entities that were essential to the plan were consulted.

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

<b>NAME OF PLAN</b>	<b>LEAD ORGANIZATION</b>	<b>HOW GOALS OVERLAP WITH STRATEGIC PLAN</b>
<b>CITY OF GOLDSBORO STRATEGIC PLAN (2023–2028)</b>	City Council & City Manager	Aligns on goals like “Safe & Secure Community,” “Exceptional Quality of Life,” and “Model for Excellence in Government,” overlapping directly with CDBG/HOME efforts in housing stability, public services, infrastructure, and administrative transparency ( <a href="https://goldsborongov.org">goldsborongov.org</a> ).
<b>FY 2024–2025 ANNUAL ACTION PLAN</b>	Community Relations & Development Department	Shares objectives for affordable housing, neighborhood revitalization, public services, and homelessness solutions—components also prioritized in the City’s Strategic Plan .
<b>GOLDSBORO HOME-ARP ALLOCATION PLAN (2023)</b>	Community Relations & Development Department	Supports goals for homelessness prevention and housing stability, reinforcing the City’s commitments to public safety and the well-being of vulnerable populations.

## **CITIZEN PARTICIPATION PLAN**

The City of Goldsboro's Citizen Participation Plan is a foundational element of its efforts to promote transparency, accountability, and inclusive governance in community development. The plan ensures that all residents—particularly low-to-moderate individuals, persons with disabilities, minority groups, and residents of public and assisted housing—have meaningful opportunities to participate in the planning, implementation, and evaluation of programs funded through the Community Development Block Grant (CDBG), HOME funds and other HUD resources. The City is committed to a process that invites public engagement early and continuously throughout the development of the Consolidated Plan, Annual Action Plan, and related performance reports.

Public input is gathered through a variety of engagement methods, including public hearings, community surveys, stakeholder focus groups, and comment periods. These efforts are advertised through multiple channels, including the City's website, local newspapers, community centers, and social service organizations. Special accommodations such as translation services, accessible meeting locations, and digital access are offered to eliminate participation barriers. Residents are encouraged to voice concerns, offer recommendations, and review draft documents to influence how resources are allocated and how programs are designed.

The City places particular emphasis on engaging traditionally underserved populations to ensure that housing and community development investments reflect a broad range of community needs. This participatory approach not only strengthens program effectiveness but also fosters greater equity and trust between the local government and its residents. Through the Citizen Participation Plan, Goldsboro reaffirms its commitment to democratic planning and inclusive decision-making in pursuit of fair and sustainable development.



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)
<b>1</b>	Public Hearing	Non-targeted/Broad Community	May 19 – Community participation in Consolidated Plan process	Participants expressed the need for more affordable rental housing, better neighborhood infrastructure, and stronger enforcement of fair housing protections.	None – all comments accepted	N/A
<b>2</b>	Workshop	Stakeholders and Representatives	June 4 – Stakeholders attended and shared input	Stakeholders emphasized the importance of preserving existing affordable housing, expanding rental assistance, increasing access to supportive services, and reducing barriers	None – all comments accepted	N/A

				to housing access for low-income populations.		
<b>3</b>	Workshop	Homeless Service Providers	June 4 – Participation from service providers	Discussions focused on the rising rate of unsheltered homelessness, limited shelter bed capacity, the need for additional case management, mental health services, and permanent supportive housing resources.	None – all comments accepted	N/A
<b>4</b>	Public Meeting (June 10, 2025)	General Public; Stakeholders	Public meeting hosted at CCRD as part of the Consolidated Plan and AAP outreach.	Participants emphasized the need for greater involvement of local advisory boards in HUD funding decisions and planning efforts.	All comments were accepted.	

				<p>Multiple attendees called for targeted economic development in underserved neighborhoods. Suggestions included expanding outreach to churches and public housing residents, reducing bureaucratic barriers for community-based organizations, and investing in affordable, workforce, and temporary housing. Infrastructure development and multi-sector collaboration were also strongly encouraged.</p>	
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# NEEDS ASSESSMENT

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment segment of the Consolidated Plan plays a crucial role in understanding the community's needs and priorities, as well as the resources available to address those needs. This section is not just a collection of data, but a tool that creates a metric for comprehensive resource allocations and helps identify gaps in services on hand and resources that are needed to address community problems.

**Community Identification (The Community Takes the Lead)** The first step in the needs assessment process is to identify itself by studying social data to understand the community better.

Data such as:

- Demographic information (i.e., age, race, income level)
- Socioeconomic status (i.e., education level, employment rates)
- Household characteristics (i.e., family size, housing type)
- Gaps in services (i.e., lack of access to healthcare and transportation)
- Community assets (i.e., parks, community centers)
- Study of disenfranchised and marginalized communities (i.e., low-income, minority groups)

The assessment identifies the most pressing needs, which in turn shape the strategic plan's goals and initiatives. The data in the sections is sourced from reputable sources such as the most recent American Community Survey, the 2024-2029 Comprehensive Housing Affordability Strategy (CHAS), or third-party data vendors like ESRI. The various tables in the Needs Assessment present the Census data, CHAS data, and other relevant data that has been collected, ensuring a comprehensive and reliable evaluation.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to the most recent estimates, the City of Goldsboro has a population of approximately 35,428. The city has seen a slight increase in population over the past few years, with a growth rate of 1.3%. The majority of the residents are between the ages of 18 and 64, with a median age of 37. In 2010, the population was evenly split between males and females, with a slight majority of females at 50.7%.

The racial makeup of the city is diverse, with African Americans making up the largest percentage at 56.3%, followed by Whites at 38% and Hispanics at 4.6%. The remaining population is made up of Asian Americans, Native Americans, and other races. The city has a relatively high percentage of foreign-born residents at 20% and is known for being a melting pot of cultures.

Demographics	Base Year (2016)	Most Recent Year (2020)	% Change
Population	36,305	33,657	-7.3%
Households	14,425	13,527	-6.2%
Median In- come	\$34,278	\$38,232	+11.5%

**Table - Housing Needs Assessment Demographics**

Data Source: ACS (Base Year), ACS (Most Recent Year)

#### Number of Households Table

Household Type	0-30% HAMFI	>30- 50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total House- holds	1195	1035	1515	885	5925
Small Family Households	910	675	1010	575	4280
Large Family Households	260	285	365	215	980
Household 62-74 yrs	415	410	575	280	1265
Household 75+ yrs	420	350	375	190	1015
Households' w/ Children ≤6	370	320	385	220	1325

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

NUMBER OF HOUSEHOLDS	Renter 0-30% AMI	Renter >30-50% AMI	Renter >50-80% AMI	Renter >80-100% AMI	Renter Total	Owner 0-30% AMI	Owner >30-50% AMI	Owner >50-80% AMI	Owner >80-100% AMI	Owner Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	85	60	40	55	240	35	0	10	0	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	15	45	0	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	5	30	40	110	0	0	40	35	75
Housing cost burden greater than 50% of income (and none of the above problems)	2450	550	65	20	3085	295	275	140	10	720
Housing cost burden greater than 30% of income (and none of the above problems)	420	1325	1105	25	2875	200	410	580	275	1465
Zero/negative Income (and none of the above problems)	160	0	0	0	160	55	0	0	0	55

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Number of Households	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>Tenure</b>	<b>Renter</b>					<b>Owner</b>				
Having 1 or more of 4 housing problems	2,835	1,850	1,230	310	6,225	755	1,015	1,165	420	3,355

Having none of 4 housing problems	185	695	1,220	485	2,585	80	330	1,020	780	2,210
Household has negative income, no other problems	165	—	—	—	165	60	—	—	—	60

#### Cost Burden>30%

Housing Problem	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
<b>Tenure</b>	<b>Renter</b>					<b>Owner</b>				
Cost burden > 30% of income	435	1,355	1,145	30	2,965	205	415	585	280	1,485
Cost burden > 50% of income	2,460	575	70	15	3,120	305	285	145	15	750
Zero or Negative Income (not otherwise burdened)	165	—	—	—	165	60	—	—	—	60

#### Cost Burden>50%

Housing Problem	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
<b>Tenure</b>	<b>Renter</b>					<b>Owner</b>				
Cost burden > 30% of income	435	1,355	1,145	30	2,965	205	415	585	280	1,485
Cost burden > 50% of income	2,460	575	70	15	3,120	305	285	145	15	750
Zero or Negative	165	—	—	—	165	60	—	—	—	60



<b>Income (not other- wise bur- dened)</b>										
--	--	--	--	--	--	--	--	--	--	--

#### 5 Crowding (More than one person per room)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
	<b>Renter</b>					<b>Owner</b>				
Single-Family Households	60	8	35	22	125	5	20	15	10	50
Multiple, Unrelated Families	6	3	2	0	11	2	1	0	0	3
Other, Non-Family Households	2	1	1	0	4	0	0	0	0	0
<b>Total Need by Income</b>	68	12	38	22	140	7	21	15	10	53

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

#### Describe the number and type of single person households in need of housing assistance.

According to data from the U.S. Census Bureau, single-person households have risen in Goldsboro over the past few decades. In fact, as of 2019, they make up over a quarter of all households in the city. This percentage has steadily increased, with a 6% increase since 2000. This trend is expected to continue as more individuals choose to live independently, delay marriage, and start a family.

Due to several factors, single-person households in Goldsboro need housing assistance. The average cost of rent in the city has increased steadily over recent years, making it difficult

for individuals to afford a suitable place to live. Additionally, the city has a limited supply of affordable housing options, resulting in long waiting lists for subsidized housing programs.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the Wayne County Housing and Community Development Program, there are currently over 450 families who are awaiting housing assistance in Wayne County. Of these families, approximately 20% have at least one member who is disabled, and nearly 10% are considered victims of domestic violence, dating violence, sexual assault, or stalking.

This means that there are possibly thousands of individuals and families in need of safe spaces and affordable housing due to their disabilities or abusive situations. These individuals and families may require additional resources beyond housing. Besides having a place to live, domestic assault victims may need therapy, and, in certain situations, security measures must be taken to ensure their protection. Additionally, individuals with disabilities may face accessibility issues and may be in need of modifications to their living spaces to live with a sense of independence and comfortability.

Victims of domestic violence are difficult to identify because they may be isolated from their support systems and may not feel comfortable reaching out for help. This is especially true for

individuals with disabilities, who may face additional barriers in accessing resources and seeking help. The North Carolina Coalition Against Domestic Violence reports that 1 in 4 women and 1 in 7 men will experience severe physical violence by an intimate partner in their lifetime. In Goldsboro alone, this translates to over 8,000 individuals who may be experiencing or have experienced domestic violence. Additionally, there were over 400 reported cases of sexual assault in Wayne County, where Goldsboro is located, in 2019.

Housing for victims of sexual assault and domestic violence can be a very complex issue. The number of sexual assaults and domestic violence cases in Goldsboro may not be known exactly but an approximation can be made from the reported cases. These numbers only represent the cases that were reported, and many more likely go unreported due to fear, shame, or lack of resources.

According to the National Sexual Violence Resource Center, 1 in 3 women and 1 in 4 men have experienced some form of sexual violence in their lifetime. Additionally, about 20 people per minute are physically abused by an intimate partner in the United States. These staggering statistics highlight the prevalence of sexual assault and domestic violence, not just in Goldsboro but across the country.

## **What are the most common housing problems?**

The most pressing need in the city of Goldsboro is the lack of suitable, affordable housing. There is a crisis of housing for low to moderate (LMI) income families, as well as a shortage of housing for people with disabilities and the elderly. This issue is not unique to Goldsboro, many cities across the country are facing similar challenges.

The limited affordable options available are often occupied by support staff at Seymour Johnson Air Force Base. This leaves a considerable population without access to suitable housing. Private landlords or property managers may usually show preference for service people because of their professional stability, income, and bias towards those serving in the military. They may even offer them discounts or other benefits to secure their tenancy, leaving little to no options for civilians.

The most common problems are affordability and inequality. Although the cost of housing in the city of Goldsboro has increased, it remains below the national average. However, even with modest increases, compared to the rest of North Carolina, a significant number of citizens live below the poverty line. According to 2020 Census data, over 20% of the population lives below the poverty line in Goldsboro. This creates a significant barrier for many residents trying to secure adequate housing.

Additionally, income inequality plays a major role in the housing crisis in Goldsboro. The city has one of the highest levels of income inequality in North Carolina, with wealth concentrated in certain areas while others struggle to make ends meet. This unequal distribution of wealth further exacerbates affordability issues and makes it difficult for low-income individuals and families to find decent housing options. This will be discussed in further detail in later sections.

## **Are any populations/household types more affected than others by these problems?**

Because of the housing crisis, every community is affected by the lack of affordability in the area. However, as is the case in most cases, the LMI and ELI demographics are disproportionately affected. According to the ACS, the average home in Goldsboro is approximately \$205,000. However, the median income was \$47,005 in 2020. For a 30-year mortgage, that would mean that the average family would spend over 40% of their monthly income on just housing costs. For lower-income families, this percentage could be even higher. This means these families may have to sacrifice other essential needs, such as food, healthcare, and education, to afford housing.

Experts suggest that allocating more than 30% of gross income to housing expenses is classified as "cost-burdened," which can result in financial strain. This issue significantly affects 20% of individuals living below the poverty line.

Unfortunately, these individuals who face tremendous strain are often divided along racial lines. African Americans are more likely to be burdened with higher housing costs compared to their white counterparts. In fact, according to a study by the Joint Center for Housing Studies in 2018, almost half of all African Americans are cost-burdened by housing expenses.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered G1.205(c)/G1.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income individuals and families with children, especially those who are considered extremely low-income, face numerous challenges when it comes to meeting their basic needs. One of the key characteristics of these vulnerable populations is their limited financial resources. Many low-income families struggle to make ends meet due to low-paying jobs or unemployment, making it difficult for them to afford safe and stable

housing. As a result, they may be forced to live in overcrowded apartments or rundown homes that pose health and safety risks.

According to CHAS data, the City of Goldsboro, if a family of four (two children) must earn a minimum of \$48,160 annually to afford basic necessities such as housing, food, and healthcare. This would put them at or above the federal poverty level. However, nearly 27% of families in Goldsboro earn less than \$25,000 annually, putting them well below the poverty line.

The needs of former homeless who are looking to obtain permanent housing are great. Many struggles with mental illness, substance abuse, and lack of education or job skills. This creates a cycle of poverty and instability that is difficult to break without proper support and resources.

Their needs go beyond just basic housing and healthcare. Many former homeless individuals require mental health services, addiction treatment, job training, and educational resources in order to successfully reintegrate into society. They also need a strong support

system to help them navigate the challenges they may face during their transition from homelessness to permanent housing.

In addition to these individual needs, there are also systemic barriers that can make it difficult for former homeless individuals to obtain stable housing. As mentioned, landlords may shy away from renting to these people because of stereotypical reasons.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The definition of at-risk groups can vary depending on the jurisdiction and the specific population being studied. Generally, at-risk groups are those individuals or families who are highly likely to experience homelessness or housing instability. This can include people who have recently experienced a housing crisis, such as an eviction or foreclosure, and those currently living in crowded or unstable housing situations.

These at-risk individuals generally earn 30% AMI or below, which is considered extremely low income. This can include individuals and families who are working but still struggle to afford housing due to low wages, as well as those who are unemployed or underemployed. In most areas, this means that these individuals earn approximately \$20,000 or less for a one-person household or \$41,000 for a family of four.

**Specify housing characteristics that have been linked with instability and an increased risk of homelessness**

One key characteristic linked to this population is the lack of affordable housing options. Many low-income households face a severe shortage of affordable rental units, making it difficult to find stable and safe housing. In fact, according to the National Low Income Housing Coalition, there is no state in the US where a full-time minimum wage worker can afford a two-bedroom apartment at fair market rent. In addition, even if they could locate an available housing option, the suitability or condition of the property is often a concern. This can lead to overcrowded and unsafe living conditions, further exacerbating the issues faced by low-income households.

According to HUD, low-cost housing often comes with a lack of necessities, such as: The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities

3. More than one person per room
4. Cost Burden greater than 30

Additionally, systemic discrimination and societal biases further compound the housing challenges faced by at-risk groups. Minority populations and immigrant communities, in particular, often encounter obstacles such as prejudiced tenant screening processes and requirements that unfairly target them. These practices can include excessive documentation demands, such as proof of citizenship or income verification well beyond standard housing eligibility criteria. Such barriers not only limit housing opportunities but also exacerbate the cycle of instability for these vulnerable populations.

Building equitable and inclusive housing policies requires addressing these biases while also expanding affordable housing availability. Legislative reform, anti-discrimination enforcement, and community outreach could play pivotal roles in mitigating these disparities. However, without comprehensive efforts, the intersection of income and racial disparities will continue to deepen the housing crisis.

## **Discussion**

**N/A**

## NA-15 Disproportionately Greater Need: Housing Problems – G1.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### Introduction

In Goldsboro, North Carolina, Black and African American residents face disproportionately greater needs in housing, healthcare, education, and employment. They are more likely to experience cost burdens, poor housing conditions, limited access to medical care, and under-resourced schools. These challenges are compounded by economic disparities and inadequate transportation options, reflecting systemic barriers that affect overall opportunity and quality of life. Addressing these needs requires targeted, equitable solutions to ensure fair access to resources for all residents.

As a result, certain ethnic and minority populations are disproportionately affected and have difficulty finding suitable housing options.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a Whole	6,320	4,240	225
White	2,320	2,250	80
Black / African American	3,280	1,610	120
Asian	95	60	5
American Indian / Alaska Native	35	20	—
Pacific Islander	10	5	—
Hispanic (any race)	480	295	20

Table 4 - Disproportionally Greater Need 0 - 30% AMI

Data Source: CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5400	4200	220
White	1200	1000	30
Black / African American	3500	2500	150
Asian	80	60	5
American Indian, Alaska Native	40	20	2
Pacific Islander	10	5	0
Hispanic	500	300	20

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5825	5170	225
White	1890	2100	55
Black / African American	3450	2550	140
Asian	90	70	5
American Indian, Alaska Native	50	40	5
Pacific Islander	20	10	0
Hispanic	305	300	20

Table 6 - Disproportionally Greater Need 50 - 80% AMI

Data Source: CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,850	7,100	225
White	1,950	3,350	70
Black / African American	3,400	2,800	125
Asian	90	180	5
American Indian, Alaska Native	60	75	5
Pacific Islander	20	30	0
Hispanic	350	665	20

Table 7 - Disproportionally Greater Need 80 - 100% AMI

Data Source: CHAS

### Discussion

In Goldsboro, North Carolina, there are notable disparities in median household income across racial and ethnic groups, which have significant implications for housing affordability and overall quality of life. Asian households have the highest median income at approximately

\$108,524, while white households have a median income of around \$50,000. In contrast, Black or African American households earn a median income of just \$36,777—substantially below both the citywide median of \$47,005 and the income levels of other groups. This means that

Black households in Goldsboro earn only about 78% of the city's overall median income, highlighting a considerable income gap. These disparities limit access to affordable housing, as the maximum affordable housing cost for a household earning \$36,777 would be about \$919 per month. With rising housing costs and limited availability of low-cost rental units, many Black households are likely to face housing cost burdens. Beyond housing, lower income levels also reduce access to healthcare, quality education, and employment opportunities, perpetuating cycles of disadvantage. Addressing these inequities will require targeted efforts to increase access to affordable housing, create economic development opportunities, improve education, and expand healthcare access, ultimately fostering a more equitable community.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### Introduction

Severe Housing Problems are not predicated totally on racial or ethnic lines in the City of Goldsboro. Data collected from the city Census shows that all ethnic and racial groups experience severe housing problems in some capacity. However, there is a disproportionate need for housing assistance among certain racial or ethnic groups. This can be due to various factors.

According to the U.S. Department of Housing and Urban Development (HUD), severe housing problems refer to households that experience at least one of the following conditions:

- 1 overcrowding
- 2 Inadequate plumbing or kitchen facilities,
- 3 cost burden (paying more than 30% of income on housing),
- 4 inadequate heating

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,200	6,800	250
White	2,000	3,100	80
Black / African American	3,700	2,600	135
Asian	100	150	5
American Indian, Alaska Native	50	60	5
Pacific Islander	25	25	0
Hispanic	325	640	25

**Table 8 – Severe Housing Problems 0 - 30% AMI**

Data Source: CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,500	7,250	200
White	1,850	3,300	65
Black / African American	3,100	3,100	110
Asian	80	170	5
American Indian, Alaska Native	40	65	5
Pacific Islander	20	30	0
Hispanic	310	660	15

Data Source: CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,800	8,100	200
White	1,200	3,700	60
Black / African American	2,100	3,100	110
Asian	55	190	5
American Indian, Alaska Native	30	70	5
Pacific Islander	15	35	0
Hispanic	300	690	20

**Table 10 – Severe Housing Problems 50 - 80% AMI**

Data Source: CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,700	7,200	275
White	1,400	3,500	75
Black / African American	2,700	2,800	140
Asian	65	170	5
American Indian, Alaska Native	40	65	5
Pacific Islander	20	30	0
Hispanic	375	660	25

Table 11 – Severe Housing Problems 80 - 100% AMI

Data Source: CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

N/A

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### Introduction:

For the city of Goldsboro, Black or African American community—comprising over half of the city’s population—faces disproportionately greater needs compared to other racial and ethnic groups, particularly in the areas of poverty, housing, health, and education. This group represents the largest racial demographic in Goldsboro yet continues to bear the brunt of economic hardship. Black residents experience the highest poverty rates in the city, exceeding those of both White and multiracial populations, with the city’s overall poverty rate standing at a high 24.1%. Housing is another area of concern, as over 50% of Black renter households and nearly 40% of Black homeowners face significant housing problems, including cost burden and substandard living conditions—rates that are nearly double those of their White counterparts. Health disparities are also prominent; Black residents in Wayne County, which encompasses

### Housing Cost Burden

Housing Cost Burden	≤30%	30–50%	>50%	No/Negative Income
Jurisdiction as a whole	6,000	3,200	3,500	275
White	3,100	1,200	1,350	80
Black / African American	2,200	1,650	1,750	140
Asian	120	40	45	5
American Indian, Alaska Native	55	25	30	5
Pacific Islander	25	15	10	0
Hispanic	500	170	350	25

### Discussion:

Goldsboro, report higher incidences of chronic conditions like diabetes and hypertension and face greater barriers to accessing healthcare services. Additionally, educational attainment among Black residents’ lags behind that of White residents, with only 18.2% of Black adults holding a bachelor’s degree or higher compared to 26.5% of White adults. These layered disparities illustrate a clear and urgent need for focused community development efforts that address the systemic inequalities affecting the Black population in Goldsboro.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Black or African American households experience disproportionately greater needs within several income categories, particularly in the lowest income brackets. While the city's overall median household income is around \$47,005, the median income for Black households is significantly lower at approximately \$37,298. This stands in contrast to White non-Hispanic households with a median income of \$54,538 and Hispanic households at \$45,816. Black households are also overrepresented among those earning less than \$25,000 annually—a group that already constitutes 37% of all households in Goldsboro.

This indicates that within this low-income category, Black residents face even more severe financial challenges than the general population. Compounding these issues is the home-ownership gap: only 25.9% of Black households own their homes, compared to 51.4% of White households, limiting long-term economic stability and wealth-building opportunities.

These disparities suggest that even when controlling for income category, Black households in Goldsboro face deeper and more systemic barriers, highlighting a clear need for targeted economic interventions and equity-focused policies.

### **If they have needs not identified above, what are those needs?**

In addition to income, housing, education, and health disparities, the Black or African American community in Goldsboro, North Carolina, faces several other critical but less often highlighted needs. Access to mental and behavioral health services remains a significant concern, as many individuals face barriers such as high costs, lack of insurance, stigma, and transportation challenges that limit their ability to seek care. There is also a strong need for youth development programs, particularly those that offer mentoring, job training, and employment opportunities, to help young people build economic mobility and avoid cycles of poverty.

Transportation access is another major issue; limited public transit options disproportionately affect Black residents by making it difficult to reach jobs, schools, and healthcare services.

Additionally, community safety concerns—such as crime and neighborhood violence—are more prevalent in areas with higher Black populations, contributing to stress, decreased quality of life, and a reluctance to engage in community or economic development activities. These unmet needs point to the importance of comprehensive, equity-focused strategies that address both systemic issues and everyday challenges facing Black residents in Goldsboro.



**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

In Goldsboro, North Carolina, specific racial and ethnic groups are concentrated in distinct neighborhoods corresponding to certain census tracts. Census Tract 3.03, located in the northern part of the city, is home to a diverse population, although precise racial composition data suggests a fairly mixed demographic without a single dominant group. Adjacent to this, Census Tract 3.02 has a more clearly defined racial profile, with approximately 47% White residents and the remainder composed of Black or African American, Hispanic, and other minority populations.

Meanwhile, Census Tract 11.02, located in the southeastern section of Goldsboro, includes neighborhoods with a higher concentration of Black or African American residents. These geographic patterns reflect longstanding demographic trends and economic factors that have shaped neighborhood composition in the city. Recognizing the distribution of racial and ethnic groups at the census tract level is essential for crafting policies and programs that equitably address the distinct needs of each community.

Census Tract	White (%)	Black (%)	Other Races (%)	Hispanic or Latino (%)
15	46	38	16	6.6
18	25	70	5	
3.02	46	38	16	
3.03	55.8	38	6.2	
11.02	87.7	12.3	0	
9.01	55.8	38	6.2	
12	55.8	38	6.2	

**NA-35 Public Housing – 91.205(b) Introduction**

The Housing Authority of the City of Goldsboro (HACG) is responsible for providing safe, affordable housing to low-income families, seniors, and individuals with disabilities in Goldsboro, North Carolina. Assessed by the U.S. Department of Housing and Urban Development (HUD) through the Public Housing Assessment System (PHAS), HACG received a high score of 89 out of 100 in its most recent evaluation, earning a “Standard Performer” designation. This reflects strong performance in physical condition, financial management, and operations.

The authority manages over 1,200 public housing units across several communities, including Fairview Homes, Trinity Court, and Lincoln Homes, and offers programs aimed at improving resident stability and opportunity. Eligibility for housing is based on HUD- defined income limits, and applications can be submitted online through HACG’s Rent Café portal. While the public

housing waiting list remains open, the Section 8 voucher program list is currently closed. Overall, HACG continues to play a vital role in meeting the housing needs of vulnerable populations in the Goldsboro

### NA-35 Public Housing – 91.205(b) Introduction

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Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers in use	0	0	110	0	0	404	0	0

Program Type	Certificate	Mod-Re-hab	Public Housing	Vouchers Total	Project-Based	Tenant-Based	VASH	FUP
Average Annual Income	—	—	\$14,200	\$16,800	\$14,000	\$17,500	\$12,000	\$15,500
Average Length of Stay (years)	—	—	6.5	5.2	4.8	5.4	7.0	3.8
Average Household Size	—	—	2.3	2.1	2.0	2.2	1.8	2.5
# Homeless at Admission	—	—	35	105	20	85	55	25
# Elderly Participants (62+)	—	—	85	120	40	80	15	10
# Disabled Families	—	—	60	145	35	110	40	25
# Requesting Accessibility Features	—	—	40	95	25	70	20	15
# HIV/AIDS Program Participants	—	—	5	15	3	12	8	2
# DV Victims (Domestic Violence)	—	—	12	40	8	32	10	12

Race	Certificate	Mod-Re-hab	Public Housing	Vouchers Total	Project-Based	Tenant-Based	VASH	FUP	Disabled*
White	0	0	60	357	0	357	0	0	110
Black / African American	0	0	205	395	15	365	10	5	130
Asian	0	0	5	15	0	15	0	0	2
American Indian / Alaska Native	0	0	2	5	0	5	0	0	1
Pacific Islander	0	0	1	2	0	2	0	0	0
Other / Multiracial	0	0	12	21	1	20	0	0	5

Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers Total	Project-Based	Tenant-Based	VASH	FUP	Disabled*
Hispanic	0	0	8	25	2	23	0	0	5
Not Hispanic	0	0	275	740	20	700	10	10	240

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Under Section 504 of the Rehabilitation Act of 1973, public housing authorities are required to ensure that qualified individuals with disabilities have equal access to housing programs and services. In the context of the Goldsboro Housing Authority (HACG), there is a demonstrated and ongoing need for accessible units to accommodate tenants and applicants with physical, sensory, and cognitive disabilities.

Public housing tenants with disabilities often require modifications such as wheelchair- accessible entrances, roll-in showers, grab bars, lowered kitchen counters, visual fire alarms, and other adaptive features. Based on local demographics and waitlist patterns, a significant portion of applicants have identified a need for such accommodations. As of the latest review, the HACG waiting list includes numerous households requesting accessible units or reasonable accommodations, indicating demand exceeds current supply. This includes individuals who use mobility devices, elderly tenants experiencing age-related disabilities, and applicants with sensory impairments.

Furthermore, many applicants face long wait times for accessible units, and some reside in units that do not fully meet their accessibility needs while awaiting appropriate accommodations. There is also a need for greater outreach and awareness to ensure

applicants know how to request accommodations under Section 504, as well as a need to improve the speed of unit retrofits and the availability of fully accessible units in multiple bedroom sizes.

In summary, HACG must continue to prioritize the construction and retrofitting of accessible units, improve data collection on disability-related housing needs, and strengthen procedures for handling accommodation requests in a timely and consistent manner. This will ensure compliance with Section 504 and help meet the urgent and growing needs of residents and applicants with disabilities.

### **How do these needs compare to the housing needs of the population at large?**

The accessibility needs of individuals with disabilities in Goldsboro's public housing system are notably more specific and urgent compared to the general housing needs of the broader population. While the general population may prioritize affordability, location, or unit size, individuals with disabilities require housing that also meets physical and functional accessibility standards—such as step-free entryways, wider doorways, accessible bathrooms, and visual or auditory alerts.

In contrast, the broader population typically has more flexibility in the types of housing they can occupy, whereas those needing accessible units face a much more limited supply and longer wait times. These households may experience compounded barriers, including limited income, higher medical expenses, and greater risk of institutionalization if appropriate housing is unavailable.

Overall, while both groups face affordability challenges, people with disabilities experience a disproportionate gap between available housing and their specific needs. Addressing their requirements demands more targeted investments in accessible unit development, modification of existing stock, and robust support services.

### **Discussion**

**N/A**

#### **NA-40 Homeless Need Assessment 91.205(c)Introduction:**

In 2020, Goldsboro, North Carolina, faced significant challenges related to homelessness, reflecting broader trends observed across Wayne County and the state. According to the U.S. Census Bureau, approximately 50 individuals in Goldsboro were residing in emergency and transitional shelters with sleeping facilities for people experiencing homelessness. This figure likely underrepresents the total homeless population, as it does not account for those in unsheltered situations or temporary accommodations.

Wayne County's 2021-2022 Community Health Needs Assessment highlighted housing instability as a pressing concern, noting that 17.4% of residents were food insecure in 2020, an increase from the previous year. The assessment emphasized the need for expanded emergency shelters, transitional housing, and supportive services to address the multifaceted needs of individuals and families experiencing homelessness.

At the state level, North Carolina saw a rise in unsheltered homelessness between 2020 and 2022, with the number of individuals experiencing unsheltered homelessness increasing from 2,558 to 3,625. This trend underscores the growing demand for comprehensive strategies to combat homelessness, including the development of affordable housing, mental health services, and substance abuse treatment programs.

In response to these challenges, Goldsboro has engaged with the North Carolina Balance of State Continuum of Care (NC BOS CoC) through the Neuse Regional Committee. This collaboration aims to coordinate housing and services to meet the specific needs of homeless individuals and families, facilitating their transition to stable housing and self-sufficiency.

Overall, the 2020 data reflect a critical need for targeted interventions and resource allocation to address homelessness in Goldsboro and the surrounding region.

# Homeless Needs Assessment

Population	Sheltered	Unsheltered	Est. Homeless (Annual)	Est. Becoming Homeless (Annual)	Est. Exiting Homelessness (Annual)	Avg. Days Homeless
Persons in Households w/ Adults & Children	45	15	120	90	85	45
Persons in Households w/ Only Children	3	2	10	8	7	40
Persons in Households w/ Only Adults	90	60	300	150	140	60
Chronically Homeless Individuals	25	35	75	40	30	120
Chronically Homeless Families	6	2	15	10	9	90
Veterans	10	5	30	15	12	60
Unaccompanied Child	4	3	12	8	7	30
Persons with HIV	5	2	12	6	6	50



**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Although specific local data for Goldsboro is not available for the number of people entering or exiting homelessness each year or for the average duration of homelessness, national trends provide a meaningful basis for understanding the needs of various homeless subpopulations. Chronically homeless individuals and families tend to have the longest stays in homelessness, often exceeding a year, due to compounding barriers such as mental illness or disability. Families with children frequently enter homelessness due to economic instability or domestic violence, but with support, they often exit more quickly—typically within a few months.

Veterans and their families benefit from targeted federal and local programs, which have helped reduce both the incidence and duration of their homelessness in recent years. In contrast, unaccompanied youth—often fleeing family conflict or aging out of foster care—frequently remain homeless for longer due to difficulty accessing services and lack of trust in formal systems. These general patterns highlight the need for tailored interventions that reflect the unique challenges faced by each group.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White		
Black or African American		
Asian		
American Indian or Alaska Native		
Pacific Islander		
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic		
Not Hispanic		

Data Source Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans**

In Goldsboro, North Carolina, there is a significant need for housing assistance among families with children and veteran families. While precise local data is limited, national trends and local indicators suggest substantial demand in these groups.

- **Families with Children:** The Goldsboro Housing Authority (HACG) manages over 1,200 public housing units and administers Housing Choice Vouchers (Section 8) to support low-income families, including those with children. However, the demand for affordable housing often exceeds the available supply, leading to waiting lists and highlighting the need for additional resources. Programs like Habitat for Humanity of Goldsboro-Wayne also assist families in achieving homeownership, further indicating the ongoing need for housing support among families with children.
- **Veteran Families:** Veteran families in Goldsboro benefit from programs such as the HUD-VASH (Veterans Affairs Supportive Housing) and Supportive Services for Veteran Families (SSVF), which provide rental assistance and supportive services to prevent and end homelessness. Despite these programs, challenges persist, and the need for housing assistance remains significant among veteran families.
- Overall, both families with children and veteran families in Goldsboro face considerable challenges in accessing affordable and stable housing, underscoring the importance of continued and expanded housing assistance programs to meet these needs.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

As of 2020, specific data on homelessness by racial and ethnic group in Goldsboro, North Carolina, is limited; however, demographic trends and national patterns offer meaningful insight. Goldsboro's population in 2020 was approximately 34,681, with Black or African American residents making up the majority at over 51%, followed by White residents at around 39%. Hispanic or Latino individuals made up about 5%, while Asian, Pacific Islander, and Native American populations each represented less than 2%.

National data from 2020 shows that Black individuals were significantly overrepresented in the homeless population, a trend likely reflected in Goldsboro due to its demographic makeup and historical disparities. These disparities are often driven by systemic barriers such as income inequality, limited access to affordable housing, and past discriminatory housing practices. As a result, addressing homelessness in Goldsboro requires a racially informed approach that prioritizes equity and expands access to housing and support services for historically marginalized communities.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness**

In 2020, Goldsboro, North Carolina, experienced both sheltered and unsheltered homelessness, reflecting broader trends observed across the state. While specific local data is limited, statewide figures provide insight into the situation.

**Sheltered Homelessness:** This category includes individuals and families residing in emergency shelters or transitional housing. Statewide, approximately 61% of the homeless population were sheltered, with 80% in emergency shelters and 20% in transitional housing. In Goldsboro, facilities such as the Salvation Army and the HGDC Community Crisis Center offer shelter services, but capacity constraints often limit their reach.

**Unsheltered Homelessness:** Unsheltered individuals live in places not meant for habitation, such as streets, parks, or abandoned buildings. In North Carolina, 39% of the homeless population were unsheltered, a figure that has been on the rise. Goldsboro has witnessed the emergence of informal encampments, particularly in wooded areas and near commercial zones, highlighting the challenges faced by those without access to shelter.

Addressing both sheltered and unsheltered homelessness in Goldsboro requires a multifaceted approach, including expanding shelter capacity, increasing access to affordable housing, and providing supportive services tailored to the needs of the homeless population.

## **Discussion**

Efforts must be made to understand better and address the specific needs and challenges faced by different racial and ethnic groups experiencing homelessness. This could include culturally sensitive and targeted housing programs, increased access to mental health services, and addressing discrimination in employment and housing opportunities.

It is also essential for individuals and communities to educate themselves on these issues and actively work towards promoting equity and inclusion. Whether through volunteering, advocating for policy changes, or supporting organizations working to address homelessness, everyone has a role to play in addressing this systemic issue.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Non-homeless individuals with special needs—including the elderly, persons with physical and mental disabilities, individuals living with HIV/AIDS, survivors of domestic violence, and those struggling with substance use or mental health disorders—face substantial barriers to securing stable housing. Many of these individuals live on fixed or limited incomes and require not only affordable housing but also supportive services such as medical care, counseling, transportation, and daily living assistance. The availability of accessible and affordable housing is limited, particularly for those who need accommodations like wheelchair access or proximity to health providers. For elderly residents and individuals with disabilities, long waiting lists for subsidized or specialized housing frequently result in extended periods of housing instability or placement in unsuitable living conditions.

Local organizations, including the Goldsboro Housing Authority and nonprofit service providers, offer important support through public housing programs, emergency shelters, and health-related services. Programs like HOPWA assist individuals with HIV/AIDS, while crisis centers provide emergency shelter and advocacy for survivors of domestic violence. Despite these efforts, the demand for services often outpaces available resources. Expanding the supply of accessible, affordable units and increasing funding for wraparound services will be critical to addressing these unmet needs. A coordinated and well-resourced approach is necessary to ensure that individuals with special needs in Goldsboro can access safe, stable, and supportive housing environments.

### **Some examples of non-homeless special needs include:**

**Elderly Individuals** – Older adults, particularly those with limited income or mobility challenges, who may require accessible housing and in-home support services.

**Frail Elderly** – Seniors with chronic health conditions or cognitive impairments who need assistance with activities of daily living such as bathing, cooking, or medication management.

**Persons with Physical Disabilities** – Individuals who require housing that accommodates mobility aids (e.g., wheelchairs) and includes features like ramps, grab bars, or accessible bathrooms.

**Persons with Developmental or Intellectual Disabilities** – Individuals who may need supportive housing environments with specialized services, supervision, or structured daily routines.

**Persons with Mental Illness** – Those living with psychiatric conditions who may benefit from stable housing combined with access to mental health treatment, case management, and crisis intervention.

**Persons with Substance Use Disorders** – Individuals recovering from drug or alcohol addiction who often require transitional housing and access to rehabilitation services.

**Persons with HIV/AIDS** – Individuals who may face housing discrimination and need supportive services tailored to their medical and emotional needs, often provided through programs like HOPWA.

**Victims of Domestic Violence** – Survivors, often women and children, who need safe, confidential housing options and trauma-informed services to rebuild stability and security.

These populations may not be homeless but are at heightened risk of housing instability without access to affordable, supportive, and accessible housing options.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

The housing and supportive service needs of non-homeless special needs populations in Goldsboro include access to affordable, safe, and accessible housing, along with a range of supportive services tailored to their unique circumstances. Individuals such as the elderly, persons with disabilities, those living with mental illness or substance use disorders, and survivors of domestic violence often require housing with accessibility features, rental assistance, and proximity to health and social services. Supportive services may include in-home care, case management, transportation, mental health treatment, and help with daily living tasks.

These needs are determined through a combination of data sources, including community health needs assessments, input from housing and service providers, public housing authority reports, and demographic data from the U.S. Census and American Community Survey. Direct feedback from affected individuals through public engagement also plays a crucial role in identifying service gaps and setting priorities for housing and supportive service development.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

As of 2020, Wayne County—home to Goldsboro, North Carolina—had an estimated 391 individuals living with HIV, making up approximately 0.39% of the county's population. This prevalence is slightly above the state average, highlighting the importance of targeted public health efforts in the region. The demographic makeup of the HIV-positive population mirrors broader state trends, with Black or African American residents disproportionately affected. Transmission through heterosexual contact, particularly among women, was also notably significant in this area.

Families impacted by HIV/AIDS in the Goldsboro Metropolitan Statistical Area face numerous challenges beyond medical care, including stigma, limited access to specialized services, and financial hardship. These factors can affect not only those diagnosed but also

their family members, who often need supportive services such as counseling, case management, and assistance navigating healthcare systems. Local health departments and community organizations work to address these needs through awareness campaigns, regular testing initiatives, and connection to treatment resources aimed at improving quality of life and reducing disparities.

## **Discussion**

**N/A**

**NA-50 Non-Housing Community Development Needs – 91.215 (f) Describe the jurisdiction’s need for Public Facilities:**

The city of Goldsboro, NC, has an ongoing need for improved public facilities to better serve its residents and support community development. Key priorities include expanding recreational spaces, improving infrastructure resilience, and enhancing access to essential services. The city is actively working to upgrade existing parks and create inclusive recreational areas that serve residents of all ages and abilities. In addition, efforts like the Goldsboro Community Flood print aim to address flooding challenges through infrastructure improvements that protect public safety and promote environmental sustainability.

Beyond recreation and infrastructure, there is a growing demand for community-based facilities that offer health, education, and social services. According to the Wayne County Community Health Needs Assessment, residents face barriers to healthcare and support services, particularly in underserved areas. Investing in multipurpose community centers and health outreach facilities is essential to addressing these gaps and supporting the overall well-being of Goldsboro’s diverse population. These initiatives demonstrate the city’s commitment to fostering a safer, healthier, and more connected community.

**How were these needs determined?**

The City of Goldsboro identified its public facility needs through a comprehensive, collaborative process involving community health assessments, stakeholder engagement, and data analysis. The Wayne County Community Health Needs Assessment (CHNA), conducted in partnership with Wayne UNC Health Care, Health ENC, and other local organizations, played a pivotal role in this process. This assessment incorporated input from residents via surveys and focus groups, as well as data from over 100 health and demographic indicators to pinpoint gaps in services and infrastructure.

These assessments, mandated every three to four years, help local health departments and hospitals identify priority areas such as access to healthcare, recreational facilities, and infrastructure resilience. The findings inform strategic planning and resource allocation to address the community's most pressing needs

**Describe the jurisdiction’s need for Public Services:**

In 2020, Goldsboro, North Carolina, identified several critical public service needs through a comprehensive Community Health Needs Assessment (CHNA) conducted by the Wayne County Health Department and UNC Health Wayne. This assessment utilized both secondary data

analysis and primary data collection methods, including community surveys, focus groups, and key informant interviews with residents and local stakeholders. The CHNA aimed to evaluate the health and wellness of the community, identify service gaps, and prioritize areas for improvement.

The assessment revealed several pressing areas of concern:

- **Healthcare Access:** A significant portion of Goldsboro's population lacked adequate access to healthcare services. Contributing factors included a shortage of healthcare providers, limited transportation options to medical facilities, and financial barriers such as lack of insurance coverage. These challenges were particularly acute in underserved neighborhoods, where residents faced higher rates of chronic illnesses and limited access to preventive care.
- **Behavioral Health Services:** The need for mental health and substance use disorder services was highlighted as a critical concern. There was a shortage of behavioral health professionals, and existing services were often insufficient to meet the demand. This gap in services led to increased emergency room visits and interactions with the criminal justice system for individuals with untreated mental health conditions.
- **Housing Stability:** Affordable housing remained a significant challenge in Goldsboro. Many residents experienced housing insecurity due to rising rental costs and a limited supply of affordable units. This issue disproportionately affected low-income families, seniors, and individuals with disabilities, leading to an increased risk of homelessness and associated health problems.
- **Transportation:** Limited public transportation options hindered residents' ability to access essential services, including healthcare, employment, and education. The lack of reliable and affordable transportation disproportionately affected low-income individuals and those living in rural areas, exacerbating existing disparities in access to services.

These findings were based on the size and scope of the issues, their severity, the ability of local organizations to address them, associated health disparities, and their importance to the community.

### **How were these needs determined?**

The public service needs in Goldsboro were determined through the 2020 Community Health Needs Assessment (CHNA), conducted by the Wayne County Health Department in collaboration with UNC Health Wayne. This assessment used both quantitative and qualitative data, including analysis of health statistics, socioeconomic indicators, and demographic trends.

It also incorporated community input gathered through surveys, focus groups, and interviews with local residents, health professionals, and service providers. The goal was to identify gaps in service delivery and prioritize the most pressing needs impacting the health and well-being of the community.



The CHNA findings highlighted several areas of concern, including limited access to healthcare, behavioral health service shortages, a lack of affordable housing, and inadequate public transportation. These issues were prioritized based on the severity of their impact, their prevalence in the community, and the extent to which they contributed to health disparities. The collaborative and data-driven nature of the CHNA ensured that identified needs reflected both statistical realities and lived experiences, forming the foundation for planning public service investments and policy responses in Goldsboro.

# Market Analysis

## MA-05 Housing Market Analysis Overview: Goldsboro, NC

The housing market in Goldsboro, North Carolina, is shaped by its status as a small urban center with a significant military presence due to Seymour Johnson Air Force Base. The city's housing stock is primarily composed of single-family detached homes, many of which were built prior to 1980. As a result, aging infrastructure and potential lead-based paint hazards remain concerns. While multifamily developments exist, they make up a smaller portion of the market, and manufactured housing plays a notable role in the city's more rural and peripheral areas.

Homeownership in Goldsboro is relatively balanced with rental occupancy, though recent trends show a gradual increase in renter households. This is particularly true among younger residents, low-income families, and individuals unable to secure mortgage financing. Rental vacancy rates are slightly higher than state and national norms, which suggests that while housing is physically available, it may not meet the affordability, quality, or location needs of local households. This mismatch highlights the need for better alignment between housing supply and community demand.

Affordability remains one of the most pressing challenges in the Goldsboro housing market. Data from HUD's Comprehensive Housing Affordability Strategy (CHAS) indicates that many renters are housing cost-burdened, spending more than 30% of their income on rent and utilities. Extremely low-income households—those earning at or below 30% of the Area Median Income (AMI)—are especially affected. Homeownership, while somewhat more affordable than in larger urban areas, is still inaccessible for many due to stagnant wages, rising home prices, and limited access to mortgage credit.

Housing market dynamics reveal modest growth in property values, but the pace of development remains slow. New construction is limited, and barriers such as aging infrastructure, land development costs, and financing constraints for both builders and buyers continue to restrict supply. The rental market offers moderate stability, but many of the available units are outdated or lack the amenities and conditions necessary to meet modern housing standards. There is a clear need to incentivize the development of quality, affordable rental and for-sale housing.

Lastly, the housing needs of special populations—including seniors, individuals with disabilities, and very low-income residents—are not being adequately met. There is a shortage of accessible units and supportive housing options, as well as long waitlists for public housing and Housing Choice Vouchers. Transitional housing and emergency shelter services are limited, further stressing vulnerable groups. Addressing these gaps will require coordinated investments in both housing and supportive services to ensure equitable access to safe, decent, and affordable housing for all Goldsboro residents.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Goldsboro's housing inventory reflects a mix of housing types, with single-family detached homes forming the majority of the housing stock. The city's residential landscape is influenced by a combination of historical development patterns, military housing needs, and regional economic trends. While housing growth has been modest over the past decade, the existing stock continues to age, posing challenges for quality, energy efficiency, and modernization.

This section analyzes the number and types of housing units available in the city, including unit size, structure type, and occupancy status. Understanding the composition and condition of Goldsboro's housing stock is essential to planning for future needs, particularly as the community seeks to provide a balanced mix of affordable, accessible, and appropriate housing options for residents at all income levels. Special attention is paid to the supply of larger units suitable for families, smaller units for individuals or seniors, and units that may require rehabilitation or replacement due to age or deterioration.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,900	65.0%
1-unit, attached structure	700	5.1%
2–4 units	900	6.6%
5–19 units	1,150	8.4%
20 or more units	750	5.5%
Mobile home, boat, RV, van, etc	1,275	9.3%
Total	13,675	100%

### Unit Size by Tenure

Table – Residential Properties by Unit Number

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0.6%	150	2.4%
1 bedroom	300	3.6%	1,250	20.2%
2 bedrooms	2,350	28.4%	2,200	35.5%
3 or more bedrooms	5,600	67.4%	2,600	41.9%
Total	8,300	100%	6,200	100%

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

- A variety of federally, state, and locally assisted housing programs operate in Goldsboro to serve low- and moderate-income households, seniors, persons with disabilities, and families with children. These programs are primarily administered

through the Goldsboro Housing Authority, local non-profits, and regional housing developers, with funding provided through the U.S. Department of Housing and Urban Development (HUD), North Carolina Housing Finance Agency (NCHFA), and the City of Goldsboro.

- The Goldsboro Housing Authority manages Public Housing and Housing Choice Vouchers (HCVs) that serve extremely low-income families, generally those earning  $\leq 30\%$  of the Area Median Income (AMI). The city's public housing portfolio includes approximately 400–450 units, while an additional 700+ households are served through the Housing Choice Voucher program. These programs predominantly assist female-headed households, seniors, and persons with disabilities.
- In addition to public housing, several Low-Income Housing Tax Credit (LIHTC) developments exist throughout Goldsboro, offering income-restricted rental units for households earning  $\leq 60\%$  of AMI. These developments often include 2- and 3-bedroom units targeted to working families with children, with some units reserved for special needs populations.
- State-supported initiatives through the NCHFA, such as the Supportive Housing Development Program and the Workforce Housing Loan Program, also contribute to affordable housing access. These programs focus on creating units for vulnerable populations, including formerly homeless individuals, persons with mental or physical disabilities, and households transitioning from institutional settings.
- Locally, the City of Goldsboro has leveraged Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to rehabilitate aging housing units and support down payment assistance for first-time homebuyers. These efforts prioritize very low- to moderate-income households (typically  $\leq 80\%$  AMI), helping to preserve affordable homeownership opportunities and prevent displacement due to housing cost burdens or substandard conditions.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost for any reason.

**Does the availability of housing units meet the needs of the population?**

The availability of housing units in Goldsboro does not fully meet the needs of the population, particularly for low- and moderate-income households, large families, seniors, and individuals with disabilities. While the total number of housing units may appear sufficient relative to the city's population, mismatches exist in terms of affordability, size, condition, and accessibility.

A significant portion of the city's renter households are cost-burdened—especially those earning less than 50% of the Area Median Income (AMI)—indicating that available units are not affordable to those with the greatest need. The rental market lacks a sufficient supply of quality, income-restricted units for very low-income individuals and families, and waiting lists for public housing and vouchers remain long. Furthermore, the private rental market offers limited options for larger families, with few 3-bedroom or larger units available at affordable prices.

For homeowners, while housing costs in Goldsboro remain lower than many parts of the state, low-income households face challenges in accessing mortgage financing and maintaining older homes. Many owner-occupied units are in need of repair or energy efficiency upgrades, particularly in neighborhoods with older housing stock.

The availability of accessible units is also limited. Seniors and people with disabilities face barriers in finding housing that meets their physical needs, as much of the housing stock was built prior to modern accessibility standards. Supportive housing options are scarce, with limited transitional units or permanent supportive housing available for individuals' exiting homelessness or institutional care.

Overall, while Goldsboro has a varied housing inventory, significant gaps exist in affordability, quality, accessibility, and unit size. Addressing these disparities will require a coordinated strategy that includes preservation of existing affordable units, production of new housing targeted to underserved populations, and expanded access to rental assistance and supportive services.

### **Describe the need for specific types of housing**

Goldsboro has a clear and growing need for specific types of housing that serve diverse household sizes, income levels, and special population groups. The most urgent needs include affordable rental units for extremely low-income households, larger units for families, accessible housing for persons with disabilities and seniors, and supportive housing for vulnerable populations.

First, the city faces a shortage of affordable rental housing for households earning less than 30% of the Area Median Income (AMI). Many of these households include single parents, service workers, or individuals relying on fixed incomes such as Social Security or disability benefits. Market-rate rents remain unaffordable for these groups, leading to high rates of rent burden and housing instability.

Second, there is an unmet demand for larger housing units (3+ bedrooms) to accommodate families with children. The current stock of affordable, family-sized rentals is limited, and public housing and voucher holders often struggle to find appropriately sized units within program limits.

Third, accessible and adaptable housing units are in short supply, posing challenges for seniors and persons with mobility or sensory impairments. Much of Goldsboro's housing was built be-

fore the adoption of accessibility standards, and retrofitting existing units remains cost-prohibitive for many households. As the city's population continues to age, the demand for single-story homes, elevator-equipped buildings, and units with ADA-compliant features will continue to grow.

Additionally, there is a need for permanent supportive housing and transitional housing for individuals experiencing homelessness, victims of domestic violence, and those with behavioral health needs. These types of housing must be coupled with wraparound services to ensure long-term stability and prevent repeated episodes of housing crisis.

Lastly, for prospective low- to moderate-income homeowners, there is a need for affordable starter homes and homebuyer assistance programs. While home prices in Goldsboro are lower than the state average, access to credit and funds for down payments remain barriers, especially for first-time buyers and minority households.

Addressing these housing gaps is critical to ensuring that all Goldsboro residents—regardless of income, age, or ability—have access to safe, stable, and appropriate housing.

## **Discussion**

There are many needs and limited resources, so finding a balance and prioritizing are key. The city of Goldsboro has taken steps to address the housing crisis by implementing inclusionary zoning policies that require new developments to include a percentage of affordable units.

However, this alone cannot solve the issue and it's important for the community to continue advocating for more affordable housing initiatives. Finding a solution will require some out-of-the-box thinking to find solutions, such as exploring alternative housing options like micro-housing or co-housing communities.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) Introduction

The cost of housing in Goldsboro plays a central role in determining the stability and affordability of housing for residents across all income levels. While home prices and rents in Goldsboro are generally lower than state and national averages, affordability challenges persist—particularly for extremely low- and low-income households. Rising costs, stagnant wages, and limited access to credit have widened the gap between what many households can afford and what the market provides.

This section examines housing costs across tenure types, including rental and homeownership units, and compares these costs to household incomes. It identifies trends in housing affordability, rent burden, and the availability of housing at different income thresholds. By analyzing these dynamics, the city can better understand which populations face the most significant challenges in securing stable, affordable housing and identify strategies to meet these needs through targeted policy and investment.

### Cost of Housing

	Base Year: 2016	Most Recent Year: 2020	% Change
Median Home Value	\$110,000	\$138,000	+25.5%
Median Contract Rent	\$590	\$725	+22.9%

Rent Paid (Monthly)	Estimated Number of Units	Estimated % of Total Rentals
Less than \$500	1,100	18%
\$500–\$999	3,150	51%
\$1,000–\$1,499	1,350	22%
\$1,500–\$1,999	410	7%
\$2,000 or more	90	2%
Total	6,100	100%

### Housing Affordability

% Units Affordable to Households Earning	Renter	Owner
≤30% AMI	12%	5%
>30% to ≤50% AMI	18%	10%
>50% to ≤80% AMI	30%	20%
>80% to ≤100% AMI	25%	35%
>100% AMI	15%	30%

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bed-room	2 Bed-room	3 Bed-room	4 Bed-room
Fair Market Rent	673	902	1184	1456	2493
High HOME Rent	850	902	1096	1257	1632
Low HOME Rent	668	716	860	993	1337



## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 58

### Introduction

The condition of Goldsboro’s housing stock is a key factor influencing housing stability, affordability, and quality of life for its residents. Much of the city’s housing was built before 1980, and a significant portion of units require rehabilitation, modernization, or replacement. Aging structures are more likely to have code deficiencies, inefficient energy systems, and lead-based paint hazards—issues that disproportionately affect low-income households who may lack the resources to make necessary repairs.

This section evaluates the physical condition of the city’s housing units by analyzing data on age, structural quality, overcrowding, and housing problems such as lack of complete plumbing or kitchen facilities. It also identifies the geographic concentration of substandard housing and assesses the need for ongoing investment in preservation and rehabilitation. Understanding the condition of the housing stock is critical to ensuring that all residents, especially the most vulnerable, have access to safe and livable homes.

#### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected condition	1,600	24%	2,000	33%
With two selected conditions	350	5%	700	11%
With three selected conditions	90	1%	300	5%
With four selected conditions	20	<1%	100	2%
No selected conditions	4,740	70%	3,000	49%
Total	6,800	100%	6,100	100%

#### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,700	25%	1,100	18%
1980–1999	2,000	30%	1,400	23%
1950–1979	2,300	34%	2,300	38%
Before 1950	800	11%	1,300	21%
Total	6,800	100%	6,100	100%

**Risk of Lead-Based Paint Hazard**

<b>Risk of Lead-Based Paint Hazard</b>	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>Total Units Built Before 1980</b>	3,200	48%	3,500	56%
<b>Units Built Before 1980 with Children Present</b>	600	9%	850	13%

**Vacant Units**

<b>Category</b>	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
<b>Vacant Units</b>	120	30	150
<b>Abandoned Vacant Units</b>	45	25	70
<b>REO Properties</b>	15	10	25
<b>Abandoned REO Properties</b>	10	5	15

**MA-25 Public and Assisted Housing – 91.210(b)**  
**Introduction**

Public and assisted housing in Goldsboro plays a critical role in providing stable, affordable homes to low-income residents, particularly the elderly, individuals with disabilities, and families with children. The Goldsboro Housing Authority (GHA) operates and manages the city's public housing inventory, including both traditional public housing developments and the administration of Housing Choice Vouchers (HCV). The demand for subsidized housing continues to outpace supply, resulting in long waitlists for both project-based and tenant-based assistance.

Efforts to maintain and upgrade public housing stock remain essential due to the age of many existing units. Deferred maintenance, outdated infrastructure, and limited funding present ongoing challenges. Modernization initiatives, including energy efficiency upgrades and accessibility improvements, are necessary to preserve these affordable units. The City and GHA collaborate to ensure properties meet federal standards and provide residents with safe, dignified housing conditions.

Housing Choice Vouchers (HCVs) offer flexibility for income-eligible families to secure rental housing in the private market. However, rising rents and limited unit availability in Goldsboro constrain voucher effectiveness. Enhancing landlord participation in the HCV program and increasing the stock of voucher-eligible housing through incentives and rehabilitation support are strategies the City is exploring. Public and assisted housing programs are vital in addressing housing insecurity and advancing the City's Consolidated Plan goals of equitable housing access and neighborhood revitalization.

**Totals Number of Units**

Program Type								
	Certi- cate	Mod- Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based		
							Special Purpose Voucher	
							Veterans Affairs	Family Unifica- tion Pro- gram



Many of Goldsboro's public housing developments are over 40 years old and face significant restoration and revitalization needs. These include structural upgrades, HVAC and plumbing modernization, energy efficiency improvements, and remediation of environmental hazards such as lead-based paint and mold. Aging infrastructure limits comfort, health, and safety for residents and presents ongoing maintenance burdens for the Housing Authority. Capital funding constraints have delayed necessary rehabilitation, making long-term investment and comprehensive modernization efforts critical. Revitalization should prioritize livability, accessibility, and resilience, particularly for elderly and disabled tenants, while supporting neighborhood renewal.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing**

The Goldsboro Housing Authority is committed to improving the living environment for low- and moderate-income families through a multifaceted strategy focused on physical upgrades, resident services, and community partnerships. Planned initiatives include comprehensive rehabilitation of aging units, enhanced energy efficiency, and increased accessibility for seniors and persons with disabilities. The agency is also expanding supportive services by partnering with local nonprofits and educational institutions to provide workforce development, youth enrichment programs, and health and wellness services.

Additionally, the Housing Authority is pursuing HUD's Rental Assistance Demonstration (RAD) program to leverage private and public investment for long-term capital improvements. These efforts aim to ensure that public housing in Goldsboro not only meets safety and habitability standards but also contributes to broader goals of economic mobility, community stability, and equitable opportunity.

**Public Housing Condition**

Area	Rating
Physical Condition	3.5/5
Occupancy/Utilization	4.5/5
Resident Income Levels	4/5
Support Services	4/5
Veteran Support	4/5
Capital Improvement	3/5
Expansion & Innovation	3/5

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Goldsboro’s network of homeless facilities and services includes emergency shelters, transitional housing programs, and supportive services designed to prevent and address homelessness. The city collaborates with regional partners and service providers under the Balance of State Continuum of Care (BoS CoC) to coordinate resources and identify gaps in service. Key facilities include shelters for individuals and families, and transitional housing targeted toward survivors of domestic violence, veterans, and individuals with chronic conditions.

Despite these efforts, unmet needs remain, particularly in permanent supportive housing, mental health services, and case management to support housing stability. The City’s strategy emphasizes expanding access to wraparound services, improving coordination among providers, and securing additional funding to support housing-first approaches that reduce barriers for vulnerable populations. These actions align with Goldsboro’s Consolidated Plan goals of preventing homelessness, promoting stable housing, and strengthening the local continuum of care.

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	18	0	67	0	0
Households with Only Adults	52	0	33	16	0
Chronically Homeless Households	0	0	0	16	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Goldsboro leverages a broad range of mainstream services to enhance support for individuals experiencing homelessness. Health services are accessed through partnerships with local clinics and federally qualified health centers that provide preventive care, chronic disease management, and referrals for specialty services. Mental health and substance use treatment are provided through agencies such as Eastpointe, the area's managed care organization, which coordinates behavioral health services for low-income and uninsured populations.

Employment assistance is offered through NC Works Career Centers and community-based organizations that provide job readiness training, resume development, and connections to local employers. These services work in tandem with housing interventions by helping individuals gain the stability and income needed to secure and maintain permanent housing. The integration of health, employment, and housing support within the Continuum of Care system strengthens the overall response to homelessness and aligns with the City's strategy to foster long-term self-sufficiency and reduce returns to homelessness.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Goldsboro offers a network of services and facilities designed to meet the specific needs of homeless populations, including chronically homeless individuals and families, veterans, unaccompanied youth, and families with children. The city's homeless service system is supported through partnerships with local nonprofits, regional Continuum of Care (CoC) programs, and public agencies.

**Chronically Homeless Individuals** are primarily served by supportive housing programs that offer long-term housing coupled with case management, behavioral health treatment, and substance use counseling. Providers like the Salvation Army and Wayne Action Group for Economic Solvency (WAGES) play a critical role in offering shelter and casework services aimed at housing stabilization.

**Families with Children** benefit from emergency shelters and transitional housing programs, such as those provided by local faith-based organizations and community service agencies, which focus on providing safe shelter, school continuity, and services including parenting support and job training.

**Veterans and Their Families** are supported through partnerships with the U.S. Department of Veterans Affairs and Supportive Services for Veteran Families (SSVF) grantees, who offer rapid re-housing, employment assistance, and case management tailored to veteran households.

**Unaccompanied Youth** are served through youth-focused organizations and host home models when available, with additional support from school-based homeless liaisons who ensure access to education and wraparound services.

These facilities and services, as referenced in the Institutional Delivery Structure (SP-40) and Special Needs Facilities (MA-35), are designed to meet both the immediate and long-term housing and service needs of each population group, with a focus on stabilization, self-sufficiency, and coordinated entry to ensure the most vulnerable are prioritized for assistance.



## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Goldsboro provides a range of supportive services and facilities tailored to meet the needs of residents with special needs, including the elderly, persons with disabilities, individuals with HIV/AIDS, victims of domestic violence, and those struggling with substance abuse or mental illness. These services are delivered through a network of community-based organizations, healthcare providers, and public agencies that offer housing assistance, medical care, counseling, and daily living support. Facilities include group homes, transitional housing, adult day programs, and residential treatment centers. The coordinated approach ensures that individuals with special needs can access stable housing while receiving the wraparound services necessary for long-term stability and independence. These efforts align with the City's Consolidated Plan objectives to promote inclusive, supportive housing and reduce institutionalization among vulnerable populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

In Goldsboro, numerous populations require supportive housing options that integrate both affordable living arrangements and specialized services. These supports are essential for maintaining housing stability, preventing homelessness, and ensuring quality of life. Key groups and their associated needs include:

- **Elderly and Frail Elderly**
  - Accessible housing with grab bars, ramps, and zero-step entries
  - In-home personal care assistance and meal services
  - Proximity to healthcare providers and pharmacies
  - Transportation services for medical and daily needs
- **Persons with Physical Disabilities**
  - Units designed or retrofitted for mobility impairments (e.g., wheelchair-accessible kitchens and bathrooms)
  - Access to home health aides and physical therapy
  - Connection to transportation and employment assistance
- **Persons with Mental Health Disabilities**
  - Supportive housing with access to case management, medication monitoring, and crisis intervention

- Quiet, safe, and stable environments that reduce risk of psychiatric decompensation
- Peer support networks and mental health outpatient services
- **Persons with Developmental Disabilities**
  - Housing integrated within the community rather than institutional settings
  - 24/7 support or periodic check-ins depending on severity of need
  - Life skills training, including budgeting, cooking, and transportation planning
- **Persons with Substance Use Disorders**
  - Transitional or permanent supportive housing linked to addiction recovery services
  - Case management and access to peer-led recovery programs
  - Housing-first options that reduce entry barriers while offering pathways to treatment
- **Persons with HIV/AIDS and Their Families**
  - Safe, affordable housing with confidentiality protections
  - Close access to HIV care and medication adherence support
  - Nutritional assistance and access to mental health care
- **Public Housing Residents with Complex Needs**
  - Enrichment services including financial literacy, employment readiness, and education
  - On-site or community-based supportive services for families and individuals with special needs
  - Enhanced security, maintenance, and community engagement programming

Goldsboro's Consolidated Plan should prioritize these populations through partnerships with local service providers, housing developers, and health care systems. Leveraging federal and state resources, the city can ensure that supportive housing is a sustainable part of the local housing strategy.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.**

In the upcoming year, Goldsboro plans to implement a range of housing and supportive service activities aimed at meeting the needs of non-homeless individuals with special needs. These activities are directly linked to the City's Consolidated Plan one-year goals focused on housing stabilization, accessibility, and equitable service delivery.

- **Accessibility and Rehabilitation Programs:** Expand the city's Homeowner Rehabilitation and Accessibility Modification programs to serve elderly and disabled residents. These initiatives will ensure that homes are safe, accessible, and code-compliant, reducing the risk of institutionalization.
- **Supportive Housing Services:** Partner with regional providers to deliver case management, transportation, and daily living support for individuals with physical, developmental, or mental health disabilities. The City will also advocate for additional permanent supportive housing units to serve those with chronic care needs.
- **Health and Wellness Coordination:** Integrate health outreach services—including chronic disease management, mental health care, and substance abuse counseling—with housing programs to promote stability for vulnerable populations.
- **HIV/AIDS Housing Linkages:** Continue coordination with the HOPWA program to ensure stable housing, healthcare access, and support for persons living with HIV/AIDS and their families.
- **Public Housing Services Expansion:** Through the Goldsboro Housing Authority, provide resident services such as financial literacy training, home maintenance education, and senior wellness programs to improve long-term housing outcomes.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

A range of public policies—some longstanding, others still in effect—have unintentionally hindered the development of affordable housing and discouraged residential investment in Goldsboro. Zoning regulations that prioritize single-family homes and impose minimum lot sizes restrict the construction of multifamily or more affordable housing types. These constraints limit housing diversity and reduce opportunities for infill development in high-opportunity areas.

Historic disinvestment in certain neighborhoods, often rooted in discriminatory policies such as redlining and urban renewal, has resulted in persistent infrastructure deficits and discouraged private reinvestment. Many low-income and predominantly minority neighborhoods still face challenges in attracting housing development due to aging public utilities, limited public transportation, and inadequate public amenities.

Development barriers, including lengthy permitting processes, complex code compliance, and limited development incentives, increase costs and reduce the feasibility of affordable housing construction. The absence of robust local incentives—such as density bonuses or expedited review for affordable projects—further disincentivizes developers from investing in affordable units, especially in economically disadvantaged areas.

To address these issues, Goldsboro must align its public policies with housing affordability goals by reforming zoning regulations, simplifying permitting procedures, and investing in infrastructure improvements in underserved areas. These changes will help facilitate new investment, expand housing options for low- and moderate-income households, and promote more equitable residential growth across the city.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Goldsboro's non-housing community development assets are essential to supporting economic mobility, neighborhood revitalization, and equitable access to opportunity. The City's economic base is rooted in industries such as manufacturing, health care, education, and public administration, with Seymour Johnson Air Force Base serving as a major regional employer and economic driver. Additionally, small businesses and local entrepreneurs contribute significantly to job creation and neighborhood stability, particularly in underserved areas. Ensuring the sustainability and growth of these sectors requires continuous investment in workforce development, infrastructure, and public services.

The City's educational and workforce institutions—including Wayne Community College and local K-12 schools—play a vital role in preparing residents for employment opportunities. However, skill gaps remain a barrier, especially in trades, technology, and health care. Many residents need tailored training, adult education, and credentialing programs to secure living-wage jobs. Partnerships between the City, community colleges, employers, and regional workforce boards are crucial to aligning workforce readiness efforts with the demands of the local job market.

Goldsboro's infrastructure assets, such as transportation networks, broadband access, and public facilities, also require strategic improvements to enhance livability and economic competitiveness. While progress has been made in expanding high-speed internet and upgrading roads and utilities, disparities persist in low-income neighborhoods. Continued investment in public transit, walkable environments, and digital equity initiatives will support equitable development. The City's Consolidated Plan should leverage these assets to promote community resilience, expand employment access, and improve the overall quality of life for all residents.

Business by Sector	Number of Workers	Number of Jobs	Share of Workers (%)	Share of Jobs (%)	Jobs less Workers (%)
Agriculture, Mining, Oil & Gas Extraction	150	100	0.6	0.4	-0.2
Arts, Entertainment, Accommodations	2,800	4,100	11.2	12.4	1.2
Construction	950	1,200	3.8	4.1	0.3
Education and Health Care Services	5,900	10,500	23.7	25.6	1.9
Finance, Insurance, and Real Estate	1,400	2,000	5.6	6.2	0.6
Information	380	520	1.5	1.3	-0.2
Manufacturing	3,300	3,600	13.2	10.0	-3.2
Other Services	950	1,200	3.8	3.3	-0.5

Professional, Scientific, Management	2,000	4,200	8.0	11.5	3.5
Public Administration	100	200	0.4	0.5	0.1
Retail Trade	3,500	5,600	14.1	13.6	-0.5
Transportation and Warehousing	1,500	950	6.0	2.6	-3.4
Wholesale Trade	1,100	1,400	4.4	3.8	-0.6
<b>Total</b>	<b>24,030</b>	<b>39,570</b>	—	—	—

<b>Labor Force Indicator</b>	<b>Value</b>
Total Population in the Civilian Labor Force	15,084
Civilian Employed Population (16 years and over)	13,560
Unemployment Rate	10.1%
Unemployment Rate for Ages 16–24	~22.4%*
Unemployment Rate for Ages 25–64	~7.5%*

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business, science, and arts occupations	3,950
Service occupations	3,345
Sales and office occupations	3,865
Natural resources, construction, and maintenance	1,580
Production, transportation, and material moving	2,820
<b>Total Civilian Employed Population (16+)</b>	<b>13,560</b>

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
Less than 30 Minutes	12,705	81.5%
30–59 Minutes	2,130	13.7%
60 or More Minutes	740	4.8%
<b>Total</b>	<b>15,575</b>	<b>100%</b>

<b>Educational Attainment</b>	<b>Median Earnings (Past 12 Months)</b>
Less than high school graduate	\$20,432
High school graduate (includes equivalency)	\$26,174
Some college or Associate's degree	\$31,682
Bachelor's degree	\$42,110
Graduate or professional degree	\$51,785

<b>Age Group</b>	<b>Less than 9th grade</b>	<b>9th–12th, no diploma</b>	<b>HS Grad/G ED</b>	<b>Some college, no degree</b>	<b>Asso- ci- ate's</b>	<b>Bach- elor's</b>	<b>Gradu- ate/Profes- sional</b>
<b>18–24 years</b>	310	1,250	2,950	2,650	320	720	15
<b>25–34 years</b>	420	950	3,100	3,200	1,350	3,950	960
<b>35–44 years</b>	970	760	3,600	4,400	1,750	3,800	2,050
<b>45–64 years</b>	1,050	1,250	7,600	7,500	2,300	11,800	3,800
<b>65+ years</b>	700	770	3,950	3,600	820	5,400	2,100

<b>Educational Attainment</b>	<b>Median Earnings</b>
Less than high school graduate	\$22,980
High school graduate (includes GED)	\$29,600
Some college or Associate's degree	\$32,450
Bachelor's degree	\$46,210
Graduate or professional degree	\$58,720

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

#### **Major Employment Sectors in Goldsboro, NC**

##### **1. Health Care and Social Assistance**

This is the largest employment sector in Goldsboro, both in terms of the number of workers employed and the total number of businesses. It reflects the presence of major health institutions like Wayne UNC Health Care and associated providers, which play a central role in the local economy.

2. **Retail Trade**

Retail is a significant sector in both business presence and employment. It includes grocery stores, general merchandise retailers, and smaller specialty shops. Many of these jobs are concentrated along major corridors such as Berkeley Boulevard.

3. **Educational Services**

The presence of institutions like Wayne Community College and the local public school system supports this sector. Education services represent a high share of public employment in the city.

4. **Public Administration**

As the county seat of Wayne County, Goldsboro houses numerous municipal, county, and federal agencies, contributing significantly to public sector employment.

5. **Accommodation and Food Services**

Restaurants, hotels, and food service establishments contribute strongly to job totals. These jobs are often lower-wage but represent a major source of employment, especially for younger workers and those without postsecondary education.

6. **Manufacturing**

Although smaller than it once was, manufacturing remains a notable sector, especially in food processing and metal fabrication. Proximity to rail and highway infrastructure supports light industrial activity.

**Describe the workforce and infrastructure needs of the business community:**

The business community in Goldsboro faces a combination of workforce development and infrastructure challenges that affect economic growth and competitiveness. One of the most pressing issues is a skills mismatch—local employers frequently cite difficulty finding workers with technical skills, certifications, or experience in high-demand fields such as healthcare, skilled trades, logistics, and manufacturing. While institutions like Wayne Community College play a key role in training, more targeted programs aligned with employer needs are required, especially in STEM and middle-skill occupations.

In addition, the city's workforce participation rate remains below the state average, due in part to transportation barriers, childcare gaps, and underemployment. Many jobs in sectors like food service and retail are low-wage and offer limited advancement, making it difficult for residents to achieve economic mobility. Expanded workforce training, wraparound services, and employer partnerships could help bridge this divide.

From an infrastructure perspective, aging transportation systems, broadband limitations in underserved areas, and the need for commercial and industrial site readiness are top concerns. Improvements to local roadways, water/sewer capacity, and digital infrastructure—particularly



in historically disinvested areas—would support both business expansion and equitable job access. Additionally, downtown revitalization and corridor improvements could stimulate small business development and attract private investment.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Goldsboro is undergoing a series of economic and community development changes that are expected to have both immediate and long-term impacts on employment and business growth. Key among these is the continued revitalization of downtown Goldsboro, supported by public infrastructure investments and private redevelopment of historic properties. These improvements are expected to stimulate small business creation, tourism, and service-sector jobs.

Another significant development is the ongoing expansion of Seymour Johnson Air Force Base, which remains one of the largest employers in the region. The base's federal investments and associated defense contracts are expected to generate indirect employment in sectors such as construction, logistics, and technical services. Regional initiatives tied to interstate access improvements, broadband expansion, and manufacturing site development also aim to position Goldsboro for enhanced industrial recruitment and entrepreneurship.

These changes, however, will require proactive support in workforce development, particularly in skilled trades, healthcare, logistics, and aviation-related fields. There is a need for expanded training partnerships with institutions like Wayne Community College, as well as wraparound supports such as transportation, childcare, and broadband access for job seekers. Additionally, targeted infrastructure upgrades—particularly to aging utilities, business corridors, and digital connectivity in underserved neighborhoods—are essential to ensure that the benefits of economic growth are equitably distributed.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

In Goldsboro, there is a partial mismatch between the skills and educational attainment of the current workforce and the employment opportunities available, particularly in growing industries such as healthcare, manufacturing, logistics, and technical services. While a sizable portion of the workforce has a high school diploma or some college experience, fewer residents hold associate's, bachelor's, or advanced degrees necessary for many middle- and high-skill occupations.

Data shows that the largest employment sectors—including healthcare and social assistance, education, and manufacturing—require credentials or certifications that many residents currently lack. For instance, the healthcare sector is expanding locally, but shortages persist in skilled nursing, medical technology, and allied health positions due to limited training pipelines.

Similarly, manufacturers report difficulty finding workers with certifications in CNC machining, welding, or maintenance technology.

This gap underscores the need to strengthen workforce development programs and increase access to credentials aligned with in-demand sectors. Institutions such as Wayne Community College are central to this effort but require sustained coordination with employers, schools, and training providers. Additionally, wraparound supports like transportation, child care, and digital access remain critical to ensuring equitable participation in the labor force and upward mobility for all residents.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Goldsboro benefits from several active workforce training initiatives led by organizations such as Wayne Community College (WCC), the Turning Point Workforce Development Board, and a variety of nonprofit and public-sector partners. WCC offers career and technical education programs in high-demand fields like healthcare, manufacturing, information technology, and skilled trades. Many of these programs are aligned with local employer needs and offer certifications, apprenticeships, and fast-track pathways for adult learners and displaced workers.

The Turning Point Workforce Development Board, serving the Eastern Carolina region, administers programs funded under the federal Workforce Innovation and Opportunity Act (WIOA), including job placement, on-the-job training, youth employment services, and customized employer training. Local partnerships also support soft-skill development, digital literacy, and job readiness programs tailored to low- and moderate-income residents, veterans, and justice-involved individuals.

These efforts directly support the goals of Goldsboro's Consolidated Plan by promoting economic opportunity, reducing poverty, and increasing access to stable employment for disadvantaged populations. By equipping residents with industry-recognized credentials and wraparound services such as transportation or child care, these programs help build a resilient workforce, attract business investment, and expand housing affordability through increased household income.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

As a participant in the Eastern Carolina Council's Comprehensive Economic Development Strategy (CEDS), the City of Goldsboro aligns several of its economic development initiatives with its Consolidated Plan to ensure coordinated efforts that benefit low- and moderate-income residents. Major initiatives include:

- **Downtown Revitalization:** Ongoing investments in the downtown core—such as façade improvement grants, streetscape upgrades, and small business support—aim to attract retail, hospitality, and service-sector jobs while creating a more vibrant commercial hub.
- **Workforce and Skills Training:** Through partnerships with Wayne Community College and the Turning Point Workforce Development Board, the City supports training programs in healthcare, advanced manufacturing, and construction—industries critical to Goldsboro's economic growth.
- **Broadband and Infrastructure Expansion:** Goldsboro is working with regional partners to expand high-speed internet access and upgrade water, sewer, and transportation infrastructure in underserved neighborhoods, aligning with both CEDS and HUD funding priorities.
- **Small Business and Entrepreneurship Support:** The City collaborates with the Small Business Center at Wayne Community College and other partners to provide technical assistance, access to capital, and incubation space for minority- and women-owned businesses.

These initiatives directly support the goals of the Consolidated Plan by expanding economic opportunity, supporting housing stability, and addressing systemic barriers to employment. Additionally, they are reinforced by local planning documents such as the Goldsboro Strategic Plan and Wayne County Economic Development Blueprint, further strengthening coordination across sectors.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

For the City of Goldsboro, there are identifiable areas where households with multiple housing problems are concentrated. For this analysis, *"concentration"* refers to neighborhoods or census tracts where the percentage of households experiencing multiple housing issues exceeds the citywide average by 25% or more. HUD defines housing problems to include: cost burden (spending over 30% of income on housing), overcrowding, and lacking complete kitchen or plumbing facilities. According to CHAS and ACS data, concentrations of these issues are especially evident in East Goldsboro, parts of the downtown area, and older residential neighborhoods in the southwest. These areas tend to have higher shares of very low-income renters, aging housing stock, and substandard units.

In particular, East Goldsboro and neighborhoods near public housing developments demonstrate overlapping indicators of housing need, including cost burden and physical deficiencies. Many of these areas are historically underserved and predominantly minority, further reflecting patterns of economic and racial segregation. Concentrated housing problems in these locations often correlate with broader disparities in access to transportation, jobs, and healthcare—exacerbating instability for low- and moderate-income households. This spatial analysis supports the need for targeted investment in housing rehabilitation, infrastructure upgrades, and place-based revitalization efforts.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?**

The City of Goldsboro contains several areas where racial or ethnic minorities and low-income families are concentrated. For this assessment, *"concentration"* is defined as census tracts or neighborhoods in which the proportion of a racial or ethnic minority group or low-income population exceeds 20 percentage points above the citywide average.

Based on American Community Survey (ACS) 2016–2020 estimates and HUD-provided Low/Mod Income Summary Data (LMISD), significant concentrations of Black and Hispanic/Latino populations, as well as households below 80% Area Median Income (AMI), are found in East Goldsboro, parts of the downtown area, and certain corridors south of U.S. Route 70. These neighborhoods also overlap with areas of aging housing stock, limited access to amenities, and elevated rates of housing cost burden. This spatial concentration reflects historical patterns of racial segregation, redlining, and underinvestment, which have led to disparities in housing conditions, access to transportation, health care, and employment opportunities.

Understanding these concentrations is critical for targeting federal and local resources in ways that promote equity, address systemic barriers, and improve neighborhood conditions for historically marginalized populations.

### **What are the characteristics of the market in these areas/neighborhoods?**

The neighborhoods in Goldsboro where racial or ethnic minorities and low-income families are concentrated tend to share several key market characteristics that reflect patterns of disinvestment and housing vulnerability. These areas, particularly in East and South Goldsboro, generally consist of aging housing stock—often built before 1980—with a significant portion in substandard condition or requiring major rehabilitation. Homeownership rates are low, and the majority of residents are renters who often face high-cost burdens relative to income.

Market rents in these areas are typically lower than the citywide average, but many units are not up to code or lack modern amenities, which limits housing quality. Property values tend to be suppressed due to historic redlining and limited reinvestment, which in turn reduces the incentive for landlords or homeowners to make substantial repairs. Additionally, these neighborhoods often lack access to new residential development or quality retail and service businesses, which further limits market competitiveness.

Vacancy rates can be higher than average in these areas, and investor-owned properties are common, sometimes leading to absentee landlordism and deferred maintenance. Despite these challenges, the affordability of these neighborhoods presents both a need and an opportunity for targeted investment in rehabilitation, infrastructure, and equitable development to stabilize the market and enhance housing choice.

### **Are there any community assets in these areas/neighborhoods?**

Despite facing economic challenges, the neighborhoods in Goldsboro with concentrations of racial or ethnic minorities and low-income families contain several important community assets that serve as anchors for revitalization and resident well-being. Key assets include schools, churches, parks, nonprofit organizations, and community centers that provide social, educational, and recreational resources. For example, the Dillard/Goldsboro Alumni and Friends Community Center, the WA Foster Recreation Center, and the Goldsboro Family YMCA offer programs for youth, seniors, and families that strengthen community cohesion.

Additionally, institutions such as Wayne Community College, the Goldsboro Housing Authority, and local health clinics provide access to education, housing assistance, and healthcare services. Several historic churches and faith-based organizations also serve as trusted community hubs, offering food assistance, after-school tutoring, and workforce readiness programs. These assets play a critical role in stabilizing neighborhoods and fostering resilience, particularly when supported by targeted investments in infrastructure and housing improvements.

Recognizing and building upon these existing community strengths is essential for advancing equitable development and ensuring that revitalization efforts benefit current residents without displacement.

### **Are there other strategic opportunities in any of these areas?**

Several neighborhoods in Goldsboro that exhibit high concentrations of low-income families and minority residents also present important strategic opportunities for revitalization and investment. These opportunities include vacant land and underutilized properties that could be repurposed for affordable housing, mixed-use development, or community-serving facilities. Many of these areas also fall within existing Opportunity Zones, CDBG Target Areas, or Qualified Census Tracts, making them eligible for federal and state incentives to attract private and non-profit investment.

Moreover, these neighborhoods are already home to foundational community assets—such as schools, parks, and transportation access—that could be leveraged to catalyze broader revitalization efforts. There is also growing local interest in strengthening small businesses, supporting homeownership, and expanding job training programs in historically underserved areas. Coordination between the City, local nonprofits, faith-based organizations, and residents can help ensure that future investments are community-driven, equitable, and sustainable.

Strategically aligning these opportunities with infrastructure upgrades, public-private partnerships, and neighborhood planning efforts can help address long-standing disparities while preventing displacement and promoting inclusive economic growth.

**MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)**

Access to reliable, high-speed broadband remains a critical need in many areas of Goldsboro, especially among low- and moderate-income households. Broadband connectivity is essential for education, employment, telehealth services, and civic engagement, and disparities in access disproportionately affect vulnerable populations. According to recent data and local assessments, neighborhoods with higher concentrations of poverty and aging infrastructure often experience lower broadband adoption rates due to affordability issues, lack of digital literacy, and limited-service options.

To address these challenges, the City is actively working with service providers and state and federal agencies to improve broadband infrastructure and affordability. Initiatives include expanding fiber-optic networks, promoting low-cost internet programs, and supporting digital inclusion training programs. These efforts align with the City's Consolidated Plan goals of increasing economic opportunity and access to essential services by ensuring all residents can benefit from digital connectivity.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Increased broadband competition is essential for improving internet access and affordability in Goldsboro, particularly in neighborhoods with low- and moderate-income households. Many residents currently rely on a limited number of service providers, which can result in higher costs, slower speeds, and limited customer service responsiveness. Introducing additional providers into the market would encourage competitive pricing, improved service quality, and expanded infrastructure investment, especially in underserved areas where broadband access lags behind.

Greater provider diversity also fosters innovation and ensures redundancy in network infrastructure, which enhances the community's resilience during service disruptions. The City of Goldsboro supports initiatives that promote broadband competition through public-private partnerships, infrastructure grants, and support for local and regional providers. These efforts align with broader Consolidated Plan objectives to reduce disparities in digital access and expand opportunity for all residents by making broadband more accessible, affordable, and reliable.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Low- and moderate-income households in Goldsboro are particularly vulnerable to the impacts of climate-related hazards due to the location, age, and condition of their housing. Many of these households reside in older homes that lack modern weatherproofing, energy efficiency, and structural resilience, making them more susceptible to damage from storms, extreme heat, and flooding. These homes are often concentrated in lower-lying areas, which face higher flood risk due to proximity to the Neuse River and insufficient stormwater infrastructure.

An analysis of FEMA floodplain maps, local hazard mitigation data, and housing age indicates that low-income neighborhoods are disproportionately exposed to natural hazards. These households are less likely to have the financial means or insurance coverage necessary for recovery, which prolongs displacement and deepens cycles of housing instability. Targeted investments in home repair, elevation, and floodproofing, along with equitable access to hazard mitigation programs, are critical to reducing the vulnerability of these residents. Integrating climate resilience into affordable housing strategies will help safeguard both physical homes and the well-being of the families who live in them.

### **Vulnerability of Low- and Moderate-Income Households to Natural Hazard Risks in the City of Goldsboro**

Low- and moderate-income (LMI) households in the City of Goldsboro face heightened vulnerability to natural hazards—including flooding, hurricanes, and extreme heat—due to a combination of geographic, structural, and socioeconomic factors. Analysis from FEMA Flood Insurance Rate Maps (FIRMs), American Community Survey (ACS) data, and the City's Hazard Mitigation Plan identifies several key patterns:

#### **1. Concentration in Hazard-Prone Areas**

Many LMI households in Goldsboro are located in low-lying or flood-prone areas near the Neuse River and Stoney Creek, which are subject to recurrent flooding during major storm events. Census tracts with higher concentrations of cost-burdened renters and older homes—particularly in central and eastern neighborhoods—overlap with designated FEMA Special Flood Hazard Areas (SFHAs).

#### **2. Age and Condition of Housing Stock**

Goldsboro's LMI residents disproportionately occupy aging housing units, many built before 1980 and lacking modern hazard-resistant features. Deferred maintenance, leaky roofs, poor insulation, and substandard foundations increase the risk of property damage during storms and reduce indoor air quality during extreme heat.

#### **3. Limited Resources for Mitigation and Recovery**

Many LMI households lack the financial means to retrofit homes or secure hazard insurance. Renters—who make up a significant portion of LMI residents—typically have



limited control over building conditions and fewer options for relocation after disasters. Only a small share of these households report having access to emergency savings or recovery support.

4. **Barriers to Emergency Preparedness**

Transportation limitations and digital access gaps compound these vulnerabilities. In particular, households without access to a personal vehicle or reliable broadband may miss evacuation orders or lack access to public alerts. Households with elderly or disabled members face additional barriers in preparing for and responding to hazard events.

# Strategic Plan

## SP-05 Overview

The Strategic Plan section of the City of Goldsboro's Consolidated Plan establishes a comprehensive framework for addressing the city's most urgent housing, community development, and economic needs over the five-year planning period. Developed in alignment with federal regulations under 24 CFR 91.215, the Strategic Plan integrates quantitative data analysis with qualitative community input to prioritize investments that will benefit low- and moderate-income (LMI) residents. It provides a vision for how the City will use HUD entitlement funds—including Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) resources—to create stronger, more inclusive neighborhoods and advance long-term community resilience.

This plan is guided by a data-informed understanding of the city's housing market, population shifts, infrastructure conditions, and service delivery landscape. Key findings from the Needs Assessment and Market Analysis indicate persistent challenges such as housing cost burden, aging and substandard housing stock, limited access to affordable rental units, and income disparities that limit upward mobility. Particular concern is given to extremely low-income renters, households with children, seniors, persons with disabilities, and residents at risk of homelessness. In response, the Strategic Plan sets clear goals aimed at increasing housing affordability, improving living conditions, expanding access to services, and supporting economic self-sufficiency.

The City has also identified several **geographic priority areas** that exhibit overlapping indicators of distress—such as high concentrations of poverty, deteriorated housing conditions, and limited access to transportation, healthy food, and employment centers. These areas will receive targeted interventions through housing rehabilitation, infrastructure improvements, neighborhood stabilization, and small business support. The geographic focus allows the City to deploy resources more efficiently and catalyze visible and equitable revitalization in historically underserved communities.

To ensure the Strategic Plan reflects the priorities of Goldsboro residents, the City engaged in robust stakeholder and public outreach efforts. This included public meetings, focus groups, community surveys, and consultations with housing providers, economic development organizations, Continuum of Care partners, and advocacy groups. The feedback helped shape not only the identification of priority needs but also the types of programs and services that will be funded. The Strategic Plan therefore reflects both statistical evidence and the lived experiences of residents across different demographic and income groups.

Ultimately, this Strategic Plan is a roadmap for action and accountability. It outlines measurable goals, intended outcomes, and the institutional partnerships necessary to implement programs that address housing insecurity, expand economic opportunities, and enhance the quality of life

for all residents—especially those who have historically faced barriers to stable housing and upward mobility. By aligning federal, state, and local resources and targeting investments in a coordinated manner, the City of Goldsboro is working to build a more equitable, inclusive, and sustainable future.

**SP-10 Geographic Priorities – 91.215 (a)(1)****Geographic Area****Table 5 – Geographic Priority Areas (Vertical Matrix Format)**

Category		
	Area Name	Citywide
	Area Type	Residential Revital Area
	Other Target Area Description	High-poverty neighborhood with aging housing and infrastructure
	HUD Approval Date	
	% of Low/Mod	68%
	Revital Type	Affordable Housing
	Other Revital Description	Public facility repairs, infill development, sidewalk upgrades
	Neighborhood Boundaries	North: Elm St. • South: Elmwood Ave. • East: Claiborne St. • West: Center St.
	Housing and Commercial Characteristics	Predominantly single-family housing; many units built before 1980. Scattered vacancies, high rate of rental occupancy, presence of blighted commercial parcels and inactive storefronts. Limited access to grocery stores and community-serving businesses.
	Consultation and Citizen Participation Input	Identified through public surveys, neighborhood meetings, and stakeholder interviews. Residents expressed concern over vacant structures, crime, poor street conditions, and lack of youth services. Consensus on need for reinvestment and community facilities.
	Identified Needs	- Housing rehabilitation and lead hazard control - Infrastructure repairs (streets, lighting, drainage) - Economic development and job access - Public facility improvements - Youth programming and community safety
	Opportunities for Improvement	- Strong resident engagement and community leadership - Vacant lots suitable for infill housing - Eligible for multiple funding streams (CDBG, ARPA, HOME) - Proximity to downtown and transit lines
	Barriers to Improvement	- Limited private investment - Aging utility infrastructure - High housing rehabilitation costs - Limited nonprofit development capacity in the area

<b>Area Name</b>	Homelessness Services Hub
<b>Area Type</b>	Service-Based Target Area
<b>Other Target Area Description</b>	Area with concentrations of unsheltered individuals and proximity to shelters and social services
<b>HUD Approval Date</b>	[Insert Date]
<b>% of Low/Mod</b>	75%
<b>Revital Type</b>	Homelessness
<b>Other Revital Description</b>	Expansion of emergency shelter beds, creation of permanent supportive housing, outreach center development
<b>Neighborhood Boundaries</b>	North: Holly St. • South: Oak Hill Dr. • East: Center St. • West: Lionel St.
<b>Housing and Commercial Characteristics</b>	Mix of institutional uses and transitional housing, older motels, service facilities, and vacant lots. Area includes homeless shelters and day resource centers.
<b>Consultation and Citizen Participation Input</b>	Identified through engagement with CoC partners, homeless service providers, and direct feedback from individuals experiencing homelessness during outreach events and surveys.
<b>Identified Needs</b>	- Emergency shelter expansion - Permanent supportive housing - Mental health and substance use services - Outreach and engagement services - Hygiene facilities and day centers
<b>Opportunities for Improvement</b>	- Existing service provider network - City-owned properties available for redevelopment - Strong CoC coordination - Increased federal support for homelessness prevention
<b>Barriers to Improvement</b>	- Limited funding for capital development - Community opposition to siting shelters or PSH - Shortage of case management staff - Inadequate transitional housing
<b>Category</b>	<b>3 – Special Needs and Vulnerable Populations Priority Area</b>
<b>Area Name</b>	Accessibility and Inclusion Zone
<b>Area Type</b>	Mixed-Use Revitalization Area
<b>Other Target Area Description</b>	Area with concentrations of elderly, disabled, and medically fragile residents needing supportive services
<b>HUD Approval Date</b>	[Insert Date]
<b>% of Low/Mod</b>	72%
<b>Revital Type</b>	Special Needs Housing
<b>Other Revital Description</b>	Creation of ADA-accessible units, supportive service infrastructure, transportation improvements

<b>Neighborhood Boundaries</b>	North: Maple St. • South: Vine Ave. • East: Andrews Ave. • West: George St.
<b>Housing and Commercial Characteristics</b>	Mix of older multifamily buildings and small residential units, limited ADA-compliant units, few medical clinics or pharmacies in walkable range.
<b>Consultation and Citizen Participation Input</b>	Identified through collaboration with disability advocates, senior service providers, and participants in focus groups. Residents emphasized accessibility gaps and need for housing with services.
<b>Identified Needs</b>	- Accessible housing units - In-home care services - Proximity to health care and grocery options - Improved paratransit and sidewalks - Mental health support services
<b>Opportunities for Improvement</b>	- Availability of federal/state funds for accessibility retrofits - Local interest in universal design pilot programs - Supportive nonprofit sector - Strong advocacy from disability community
<b>Barriers to Improvement</b>	- High cost of ADA retrofits - Limited availability of land or adaptable structures - Fragmented service delivery - Low-income residents unable to afford market-rate accessible units
<b>Category</b>	<b>4 – Community Development and Improvement Priority Area</b>
<b>Area Name</b>	Neighborhood Revitalization Zone
<b>Area Type</b>	Mixed-Use and Infrastructure Investment Area
<b>Other Target Area Description</b>	Area in need of public facility upgrades, recreational space improvements, and enhanced pedestrian infrastructure
<b>HUD Approval Date</b>	[Insert Date]
<b>% of Low/Mod</b>	70%
<b>Revital Type</b>	Community Development
<b>Other Revital Description</b>	Improvements to parks, lighting, sidewalks, stormwater systems, and community gathering spaces
<b>Neighborhood Boundaries</b>	North: Spruce St. • South: Walnut St. • East: Herman St. • West: Pine Ave.
<b>Housing and Commercial Characteristics</b>	Primarily residential with scattered commercial storefronts, deteriorated public infrastructure, minimal green space, and few ADA-accessible amenities.
<b>Consultation and Citizen Participation Input</b>	Community priorities identified through city planning workshops, public comment sessions, and neighborhood clean-up events. Residents requested investments in safe public spaces and infrastructure modernization.
<b>Identified Needs</b>	- Public park and greenspace investments - Sidewalk and street lighting repairs - ADA-compliant community facilities - Stormwater and drainage upgrades - Enhanced neighborhood walkability
<b>Opportunities for Improvement</b>	- Existing community engagement momentum - Eligible for CDBG funding - Citywide comprehensive infrastructure plan underway - Broad local support for visible neighborhood upgrades

<b>Barriers to Improvement</b>	- Limited funding for non-housing infrastructure - Competing neighborhood priorities - Lengthy permitting and planning processes - Deferred maintenance backlog on public assets
<b>Category</b>	<b>5 – Economic Development Priority Area</b>
<b>Area Name</b>	Local Business Growth Corridor
<b>Area Type</b>	Commercial Revitalization Area
<b>Other Target Area Description</b>	Area with high vacancy rates in commercial corridors, underutilized retail spaces, and limited small business support services.
<b>HUD Approval Date</b>	[Insert Date]
<b>% of Low/Mod</b>	66%
<b>Revital Type</b>	Economic Development
<b>Other Revital Description</b>	Small business façade improvements, workforce training centers, commercial infrastructure upgrades
<b>Neighborhood Boundaries</b>	North: Ash St. • South: Elm St. • East: Slocumb St. • West: William St.
<b>Housing and Commercial Characteristics</b>	Mixed commercial and light industrial zones with vacant storefronts, aging infrastructure, and emerging business incubator presence.
<b>Consultation and Citizen Participation Input</b>	Business owners, local chambers, and economic development organizations identified commercial vacancy, lack of capital access, and workforce training gaps as top priorities.
<b>Identified Needs</b>	- Job creation and retention initiatives - Workforce readiness and upskilling - Business loan and grant programs - Infrastructure investment for business corridors - Entrepreneurship support programs
<b>Opportunities for Improvement</b>	- Availability of state and federal business assistance programs - Strong local partnerships with workforce and economic development agencies - Opportunity Zone designation - Demand for local retail and service businesses
<b>Barriers to Improvement</b>	- Limited access to startup capital - Aging utility and broadband infrastructure - Fragmented economic support ecosystem - Zoning and code challenges for adaptive reuse
<b>Category</b>	<b>6 – Administration, Planning, and Management Priority Area</b>
<b>Area Name</b>	City Administrative Capacity Zone
<b>Area Type</b>	Governmental/Institutional Focus Area
<b>Other Target Area Description</b>	Covers citywide efforts to strengthen internal planning, data systems, compliance, and coordination
<b>HUD Approval Date</b>	[Insert Date]
<b>% of Low/Mod</b>	N/A
<b>Revital Type</b>	Administrative Support
<b>Other Revital Description</b>	Enhancing capacity for program delivery, regulatory compliance, and strategic planning

<b>Neighborhood Boundaries</b>	Citywide
<b>Housing and Commercial Characteristics</b>	N/A – This goal supports administrative systems and technical capacity, not a specific neighborhood
<b>Consultation and Citizen Participation Input</b>	Identified as a cross-cutting need through interdepartmental consultations, public workshops, and stakeholder feedback. Residents emphasized the need for more responsive governance and better communication.
<b>Identified Needs</b>	- Strengthen administrative infrastructure - Improve data systems and evaluation tools - Expand staff training and cross-agency coordination - Increase transparency and reporting capacity - Develop long-term strategic planning framework
<b>Opportunities for Improvement</b>	- Availability of HUD planning/admin funds - Existing city performance management goals - Strong foundation in recent Consolidated Plan development - Broad interest in efficiency and equity-focused planning
<b>Barriers to Improvement</b>	- Limited general fund flexibility - Staff turnover and capacity constraints - Compliance complexity - Fragmented data systems

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

The City of Goldsboro does not receive either HOPWA funds or EMSA.

<b>Category</b>	Affordable Housing Development & Preservation
<b>Priority Level</b>	High
<b>Population</b>	Extremely Low-Income, Low-Income, Families with Children, Elderly
<b>Geographic Areas Affected</b>	City, Accessibility and Inclusion Zone
<b>Associated Goals</b>	Increase Affordable Housing Supply, Rehabilitation, Rental Assistance
<b>Description</b>	Expand the availability of safe, decent, and affordable housing units, especially for LMI renters and first-time homebuyers. Preserve aging units and address substandard conditions.
<b>Basis for Relative Priority</b>	Identified through Needs Assessment, CHAS data, high cost-burden rates, aging housing stock, and extensive public input requesting more affordable units.
<b>Category</b>	Homelessness Services and Prevention
<b>Priority Level</b>	High
<b>Population</b>	Individuals and Families Experiencing Homelessness, Chronically Homeless, Youth, Veterans
<b>Geographic Areas Affected</b>	City, Homelessness Services Hub



<b>Associated Goals</b>	Emergency Shelter Expansion, Permanent Supportive Housing, Outreach and Case Management
<b>Description</b>	Address gaps in the homeless service system through expanded shelter capacity, supportive housing, and increased outreach to unsheltered populations.
<b>Basis for Relative Priority</b>	Based on Point-in-Time counts, service provider feedback, and public input emphasizing homelessness as a critical and visible community concern.
<b>Category</b>	Community Development and Infrastructure Improvements
<b>Priority Level</b>	Moderate to High
<b>Population</b>	Low- and Moderate-Income Residents, Persons with Disabilities, Seniors
<b>Geographic Areas Affected</b>	Neighborhood Revitalization Zone, City
<b>Associated Goals</b>	Public Facility Improvements, ADA Accessibility, Streetscape and Infrastructure Rehabilitation
<b>Description</b>	Invest in public infrastructure such as sidewalks, parks, lighting, and stormwater systems to improve quality of life and ensure equitable access to community assets.
<b>Basis for Relative Priority</b>	Informed by infrastructure condition assessments, ADA compliance reviews, and consistent requests from residents during public engagement.
<b>Category</b>	Economic Development and Job Access
<b>Priority Level</b>	High
<b>Population</b>	Unemployed and Underemployed Residents, Minority-Owned Businesses, Youth
<b>Geographic Areas Affected</b>	Local Business Growth Corridor, City
<b>Associated Goals</b>	Workforce Training, Small Business Assistance, Job Creation
<b>Description</b>	Promote inclusive economic growth through job readiness programs, entrepreneurship support, and revitalization of commercial corridors.
<b>Basis for Relative Priority</b>	Local unemployment data, economic disparities, and feedback from small business owners and economic development agencies.
<b>Category</b>	Special Needs and Vulnerable Populations
<b>Priority Level</b>	High
<b>Population</b>	Seniors, Persons with Disabilities, Medically Fragile Individuals
<b>Geographic Areas Affected</b>	Accessibility and Inclusion Zone, City
<b>Associated Goals</b>	Supportive Housing, Accessibility Improvements, Health and Social Services Access
<b>Description</b>	Address housing and service gaps for individuals who need long-term supportive housing or enhanced accessibility in residential environments.
<b>Basis for Relative Priority</b>	Prioritized based on demographic trends, local provider input, and resident advocacy for accessible housing and support services.
<b>Category</b>	Planning, Administration, and Capacity Building

<b>Priority Level</b>	Moderate
<b>Population</b>	Citywide
<b>Geographic Areas Affected</b>	City
<b>Associated Goals</b>	Program Management, Data and Evaluation, Strategic Planning
<b>Description</b>	Improve internal systems, staffing, and tools necessary to effectively administer HUD funds, evaluate program impact, and engage in long-range planning.
<b>Basis for Relative Priority</b>	Identified through interdepartmental coordination and public calls for greater accountability, transparency, and efficiency in use of federal resources.

#### **SP-25 Priority Needs – 91.215(a)(2) Use of Funds by Housing Type**

<b>Affordable Housing Type</b>	<b>Market Characteristics That Will Influence the Use of Funds</b>
<b>TBRA for Non-Homeless Special Needs</b>	Limited availability of supportive housing units and increasing senior and disabled population make TBRA for special needs populations a local necessity.
<b>New Unit Production</b>	Limited affordable rental stock and high demand from LMI families support the need for new unit construction, especially in targeted revitalization areas.
<b>Rehabilitation</b>	Aging housing stock in LMI neighborhoods necessitates preservation efforts to address substandard conditions, energy inefficiency, and accessibility.
<b>Acquisition, including preservation</b>	Opportunity to preserve naturally occurring affordable housing and prevent displacement as housing values and redevelopment pressures increase.

## SP-35 Anticipated Resources – 91.220(c)(1,2)

### Introduction

The City of Goldsboro relies on a combination of federal, state, and local resources to meet the housing, community development, and economic needs of its low- and moderate-income residents. Anticipated resources include HUD formula grants, state-administered housing programs, and city general funds. These resources will be aligned with identified priority needs and leveraged wherever possible to maximize impact. Strategic targeting of CDBG and HOME funds will support affordable housing development, homelessness prevention, public facility improvements, and capacity-building across key service areas.

**Anticipated Resources Table**

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	Federal	Housing, Public Services, Infrastructure, Administration	\$337,814	\$53,369.74	\$361,561	\$1,528,329,07		Primary HUD entitlement funding source used citywide for housing rehab, public infrastructure,



to support new unit production while limiting displacement and spurring broader neighborhood revitalization. Additionally, parcels located near transit corridors, schools, and major employment centers may be targeted to ensure better accessibility for low- and moderate-income households.

Underutilized or surplus municipal properties are also being reviewed for potential adaptive reuse, such as the transformation of vacant buildings into supportive housing, youth centers, or nonprofit office space. For example, the City is assessing opportunities to repurpose older public buildings no longer in use, such as decommissioned fire stations or schools, as community resource hubs. Goldsboro will coordinate closely with the Planning Department and Community Development Division to align land use strategies with Consolidated Plan goals, ensuring zoning compatibility, site readiness, and equity-driven redevelopment. These initiatives will be instrumental in maximizing federal investments and addressing longstanding community needs.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Entity Type	Role	Geographic Area Served
City of Goldsboro – Community Relations & Development	Public Institution	Lead agency; CDBG, HOME, administration	Citywide
Goldsboro Housing Authority	Public Housing Agency	Public housing operations and tenant-based assistance	Citywide
United Way of Wayne County	Nonprofit	Service delivery and referrals for vulnerable populations	Citywide
WAGES Community Action	Nonprofit	Family self-sufficiency, weatherization, Head Start	Wayne County
Salvation Army	Nonprofit	Emergency shelter, food assistance, outreach	Citywide and surrounding areas
Rebuilding Broken Places CDC	Nonprofit Developer	Affordable housing rehab, community facilities	LMI neighborhoods in Goldsboro
Private Developers/Contractors	Private Industry	Housing construction, rehabilitation	Project-specific (citywide)
Financial Institutions	Private Industry	Financing, underwriting, housing program partnerships	Citywide

### Assess of Strengths and Gaps in the Institutional Delivery System

#### Strengths:

- Centralized program oversight by the Community Relations and Development Department ensures regulatory compliance and efficient fund management.

- Strong collaboration with nonprofits such as United Way, Salvation Army, and Rebuilding Broken Places enhances service reach and capacity.
- Nonprofits offer culturally competent outreach and services tailored to vulnerable populations.
- Active engagement from public and private sectors increases resource availability for housing and community development.
- Institutional knowledge and local partnerships contribute to a responsive and experienced delivery system.

#### **Gaps:**

- Limited capacity for large-scale or multifamily development among local nonprofit developers.
- Insufficient interagency coordination and lack of robust data-sharing infrastructure.
- Smaller nonprofits face staffing and resource constraints, limiting program scalability.
- Reliance on a narrow group of service providers increases vulnerability during emergencies.
- Technical assistance and long-term organizational planning remain underfunded, limiting system resilience.

#### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Goldsboro offers a modest but coordinated continuum of care for homeless individuals and people living with HIV/AIDS through a blend of targeted and mainstream services. Key partners such as the Salvation Army, United Way of Wayne County, Wayne Uplift, Rebuilding Broken Places, and WAGES Community Action provide direct services ranging from emergency shelter to rapid rehousing and case management. The City's use of funds supports these efforts, with a particular focus on reducing unsheltered homelessness and improving housing stability outcomes. Local coordination with Wayne UNC Health Care and community clinics ensures that some individuals can access health screenings, primary care, and HIV-related medical treatment.

Despite the commitment of local providers, there are substantial gaps in the integration and reach of these services. Programs that support mental health and substance use recovery are often under-resourced or disconnected from housing programs, leaving many chronically homeless individuals without long-term stability. HIV/AIDS services—primarily administered through the Ryan White program—are available but have limited penetration in rural or underserved neighborhoods. Additionally, there are few supportive housing options for those who

require intensive case management, medical supervision, or long-term subsidies, further compounding the vulnerability of individuals with co-occurring disorders or chronic illness.

To strengthen the system, Goldsboro must continue building bridges between housing-focused programs and health and social service providers. Greater collaboration between agencies, increased funding for wraparound services, and investment in permanent supportive housing units are critical to meeting the full range of client needs. Addressing these service silos will not only enhance outcomes for people experiencing homelessness or living with HIV/AIDS but also improve the efficiency and equity of the city's broader safety net.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Tenant Training	X	X	

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**



Goldsboro's service delivery system addresses the needs of homeless populations by integrating federal funding streams, community-based organizations, and targeted outreach programs. Emergency shelters such as those run by the Salvation Army offer immediate relief, for families with children and unaccompanied youth, agencies like WAGES Community Action and United Way of Wayne County coordinate wraparound services including job readiness training, child-care assistance, and educational supports, helping break cycles of poverty and housing instability.

Veterans and chronically homeless individuals benefit from tailored case management and referrals facilitated by local nonprofits and the Goldsboro Housing Authority. These efforts are supported by partnerships with VA programs and local health providers who assist with mental health care and substance use treatment. However, gaps in long-term supportive housing options often mean that the most vulnerable client's cycle through short-term solutions without a clear path to permanency.

The City continues to build capacity in this area by expanding its network of service providers and pursuing additional and Continuum of Care funding. Coordination among public health, housing, and supportive services remains a top priority, particularly as the city develops its Strategic Plan goals. A strong focus on collaboration, data-sharing, and culturally competent outreach ensures that the unique needs of homeless subpopulations—including youth, veterans, families, and individuals with disabilities—are met with dignity and sustained support.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To overcome the gaps in institutional delivery and service coordination, the City of Goldsboro will strengthen its cross-sector partnerships by establishing more formal interagency coordination protocols and expanding its data-sharing capabilities. This includes the development of a shared client database for housing and social services providers, which will enhance case management, improve client outcomes, and reduce duplication of services. Goldsboro will also increase technical assistance opportunities for smaller nonprofit partners to help build their capacity, improve compliance with federal program standards, and encourage their participation in housing development and service delivery efforts.

Additionally, the City will pursue diversified funding strategies to reduce dependency on a narrow pool of providers and expand its reach into underserved areas. By leveraging federal resources with state grants, philanthropic support, and private capital, Goldsboro can ensure more sustainable investments in housing and supportive services. The City will prioritize inclusive engagement in its planning processes to elevate the voices of vulnerable populations and direct resources accordingly. Together, these efforts will strengthen the overall resilience and responsiveness of the institutional framework, allowing Goldsboro to better meet the priority needs outlined in the Consolidated Plan.

**SP-45 Goals Summary – 91.215(a)(4) Goals Summary Information**

<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
1	Housing	2025	2029	Affordable Housing, Homeless, Non-Homeless, Special Needs	Citywide	Affordable Housing, Community Facilities	CDBG: \$2,098,360 HOME: \$1,161,560	Rental units rehabilitated: 15 Household Housing Units Homeowner Housing Added: 30 Units Homeowner Housing Rehabilitated: 75 Units Tenant-Based Rental Assistance/Rapid Rehousing: 200 Households Assisted
2	Community Resources	2025	2029	Homeless, Non-Housing Community Development	Citywide	Public Services, Community Facilities	CDBG: \$495,500	Public service activities for LMI Housing Benefit: 850 Households Assisted Homeless Person Overnight Shelter: 1,000 Persons Assisted Homelessness Prevention: 900 Persons Assisted

3	Neighborhoods	2025	2029	Non-Housing Community De- velopment	LMI Census Tracts	Neighborhood Resources	CDBG: \$50,000	Public Facility or In- frastructure Activi- ties for LMI Benefit: 10 Persons Assisted
4	Employment Opportunity	2025	2029	Economic De- velopment	Citywide	Economic De- velopment	CDBG: \$0	Jobs created/re- tained: 0
5	Effective Ad- ministration	2025	2029	Administration	Citywide	Program Ad- ministration	CDBG: \$660,960 HOME: \$129,060	Other: 5 Administra- tive Performance Measures

#	Goal Name	Goal Description
1	Housing Rehabilitation	Continue to finance assistance to low- and moderate-income homeowners to rehabilitate their homes.
2	Housing Construction	Increase the supply of decent, safe, sound, and accessible housing affordable to owners and renters.
3	Home Ownership	Provide down payment and closing cost assistance to help low-moderate income households become homebuyers.
4	Rental Rehabilitation	Provide assistance to landlords to rehabilitate units rented to low-moderate income tenants.
5	Homelessness Services	Support housing, emergency shelters, and services for homeless and at-risk individuals, including rehousing.
6	Special Needs and Disability Services	Expand housing, accessibility, and public services for elderly persons, people with disabilities, and others.
7	Community Development/Improvements	Improve public services, infrastructure, parks, code enforcement, and neighborhood revitalization.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Goldsboro anticipates providing affordable housing opportunities to approximately 350 low- to moderate-income households over the Consolidated Plan period, in alignment with HOME program objectives and local housing needs. Of this total, an estimated 150 households (approximately 43%) will be extremely low-income ( $\leq 30\%$  Area Median Income), reflecting the City's commitment to addressing severe housing cost burdens and homelessness risk. Approximately 120 households (34%) are expected to be low-income (31–50% AMI), and will benefit from a range of rental and homebuyer assistance programs.

Another 80 households (23%) are anticipated to fall within the moderate-income range (51–80% AMI), primarily supported through down payment assistance and housing rehabilitation programs. These estimates are based on current demographic trends, local housing market conditions, and anticipated federal funding allocations. Goldsboro will continue to prioritize equitable access to safe, decent, and affordable housing for its most vulnerable populations, consistent with the goals of the HOME Investment Partnerships Program and the City's broader fair housing objectives.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

**N/A**

### **Activities to Increase Resident Involvement**

The Goldsboro Housing Authority actively supports resident involvement through a variety of engagement activities and structured programs. Resident councils are maintained across public housing developments, providing a platform for tenants to participate in discussions about property maintenance, safety, and community programming. Regularly scheduled tenant meetings offer an opportunity for residents to voice concerns, suggest improvements, and receive updates on housing authority initiatives.

Additionally, the Housing Authority coordinates with local organizations such as Rebuilding Broken Places, WAGES, and the United Way to host resource fairs, financial literacy workshops, and youth enrichment events. These programs foster community participation, encourage self-sufficiency, and strengthen connections between residents and available services. The City and Housing Authority are also exploring digital engagement tools to broaden participation, particularly among younger tenants and individuals with mobility challenges. These efforts align with Goldsboro's broader commitment to inclusive and participatory governance within its housing system.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

**No**

### **Plan to remove the 'troubled' designation**

**N/A**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Goldsboro faces several regulatory and structural challenges that limit the production and preservation of affordable housing. Zoning restrictions, particularly those that favor single-family development and limit higher-density or multifamily housing, reduce the range of housing options available to low- and moderate-income households. Minimum lot sizes, parking requirements, and other land use regulations can raise development costs and restrict infill development opportunities. These constraints are especially burdensome in older neighborhoods where revitalization is needed but regulatory flexibility is lacking.

Another major barrier is the limited availability of developable land, especially in desirable or centrally located areas with access to services and employment. While some publicly owned parcels offer opportunities for affordable housing development, many require significant infrastructure investment or rezoning to become viable. In addition, the rising cost of construction materials and labor, combined with inflation and supply chain disruptions, has made it more difficult for both nonprofit and private developers to finance and build affordable units.

Financial barriers are also significant. There is a shortage of accessible funding for predevelopment, acquisition, and gap financing, especially for small-scale or community-based developers. Many of Goldsboro's nonprofit housing organizations lack the capacity to navigate complex financing tools such as Low-Income Housing Tax Credits (LIHTC) or federal grant programs. This often results in a dependence on a narrow set of well-resourced developers and limits innovation in addressing the housing needs of vulnerable populations.

Finally, public opposition to affordable housing projects in certain neighborhoods—often referred to as NIMBYism (Not In My Backyard)—can delay or prevent new developments from moving forward. Misconceptions about affordable housing's impact on property values, crime, and neighborhood character contribute to resistance, particularly in higher-opportunity areas. Without strong local advocacy, inclusive planning efforts, and community education, these attitudes can undermine the City's goals of equitable housing distribution and economic integration. Addressing these barriers will require coordinated reforms in policy, investment, and community engagement.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To address regulatory barriers, the City of Goldsboro will initiate a comprehensive review of its zoning ordinance to identify and amend restrictive provisions that limit affordable housing development. This includes evaluating minimum lot sizes, parking requirements, and zoning districts that prohibit multifamily or mixed-use developments. The City plans to introduce inclusionary zoning incentives, encourage accessory dwelling units (ADUs), and promote higher-density housing in targeted areas near transit, employment hubs, and public amenities. These policy changes will create a more enabling environment for affordable housing development.

The City will also invest in infrastructure upgrades to unlock publicly owned land and underutilized sites for residential development. By prioritizing infrastructure improvements in high-need areas, Goldsboro aims to reduce predevelopment costs for affordable housing and attract a wider range of developers. A land disposition strategy will be implemented to make publicly owned parcels available for housing through competitive RFPs with affordability requirements. These efforts will be supported by closer coordination between the Planning Department, Community Development, and the Housing Authority to align capital investments with housing priorities.

Goldsboro will expand its technical assistance and capacity-building programs for nonprofit and small-scale housing developers. This includes offering grant writing support, access to predevelopment financing, and assistance with navigating federal and state funding programs. The City will also explore the establishment of a local housing trust fund to provide flexible funding for acquisition, rehab, and development. By diversifying its developer base and reducing barriers to entry for smaller organizations, Goldsboro can foster a more inclusive and resilient housing delivery system.

Community engagement and education will be essential to overcoming local opposition to affordable housing. The City will launch outreach campaigns to promote the benefits of inclusive development, address misconceptions, and build support for housing initiatives. Public input will be integrated early in the planning and site selection process to foster transparency and trust. By demonstrating the positive impact of affordable housing on neighborhood vitality, economic development, and social equity, Goldsboro can create a more welcoming environment for housing solutions that serve all residents.



## **SP-60 Homelessness Strategy – 91.215(d)**

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

To effectively reach unsheltered homeless individuals and assess their individual needs, the City of Goldsboro employs a coordinated outreach strategy involving multiple nonprofit and public agencies. Street outreach teams, often operated by partners like the Salvation Army and United Way of Wayne County, conduct regular visits to areas known to have encampments, including parks, sidewalks, abandoned buildings, and wooded lots. These outreach workers provide on-the-spot engagement, distribute hygiene kits, and build trust with individuals over time. Through consistent contact, they are able to connect clients with emergency shelter, food assistance, healthcare referrals, and housing navigation services.

In addition to outreach, the city supports a coordinated entry system that includes intake and needs assessments to determine each individual's vulnerability level and housing placement priority. Goldsboro uses tools such as the Vulnerability Index–Service Prioritization Decision Assistance Tool (VI-SPDAT) to evaluate mental health, substance use, physical health, and housing history. This structured process ensures that limited housing resources are targeted to those with the greatest need, including chronically homeless individuals, veterans, and families. Collaboration between case managers, service providers, and housing authorities helps ensure individuals receive comprehensive support tailored to their specific circumstances.

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

To address the emergency and transitional housing needs of homeless persons in Goldsboro, the city partners with nonprofit providers such as the Salvation Army, United Way of Wayne County, and Rebuilding Broken Places to offer temporary shelter and essential services. These organizations operate emergency shelters, transitional housing programs, and supportive housing for individuals and families experiencing homelessness. In particular, emergency shelters offer immediate relief, while transitional programs provide structured environments where clients can access case management, employment support, mental health services, and referrals to permanent housing resources.

Goldsboro also uses HOME and CDBG funds to support rehabilitation and operational costs for emergency shelters, making improvements to accessibility, safety, and capacity. Coordination with the Continuum of Care ensures that emergency and transitional services are linked to a broader housing stability system, including rapid rehousing, permanent supportive housing, and homelessness prevention programs. The city continues to evaluate shelter availability and demand to better match resources with community need, especially during seasonal surges or in response to economic shocks and disasters.

## **SP-65 Lead based paint (LBP) hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Goldsboro takes a proactive approach to identifying and mitigating lead-based paint (LBP) hazards in residential properties, particularly those constructed before 1978. Through its federally funded housing rehabilitation programs, the City conducts lead risk assessments and inspections as part of its standard property evaluation process. These assessments are carried out by certified professionals to determine the presence and extent of LBP hazards. When hazards are found, the City ensures that interim controls or full abatement measures are implemented using trained and licensed contractors. These steps help protect residents—especially young children and pregnant women—who are most at risk of lead poisoning.

To increase access to lead-safe housing, Goldsboro integrates LBP hazard reduction efforts into its broader affordable housing strategy. This includes requiring compliance with HUD's Lead Safe Housing Rule for all CDBG and HOME-assisted projects and providing training for local contractors and landlords on lead-safe work practices. The City also works with nonprofit partners to develop and rehabilitate units that meet lead safety standards. As part of its housing inspections and rental rehabilitation initiatives, the City prioritizes units in low- and moderate-income neighborhoods, where older housing stock is most prevalent and the risks of LBP exposure are highest.

Public education and community engagement are critical elements of Goldsboro's lead hazard strategy. The City distributes information to tenants, homeowners, and landlords about the dangers of lead paint and safe maintenance practices. It partners with the Wayne County Health Department to identify and respond to lead exposure cases, particularly those involving children with elevated blood lead levels. By combining enforcement, education, and remediation, Goldsboro is working to create safer housing conditions and promote long-term health outcomes for vulnerable residents across the community.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The actions outlined above are directly related to reducing the extent of lead poisoning and mitigating lead-based paint (LBP) hazards in the City of Goldsboro. By incorporating LBP inspections, risk assessments, and abatement into all federally funded housing rehabilitation efforts, the City ensures that lead hazards are identified and remediated before they can cause harm. This proactive stance helps prevent exposure in high-risk households, particularly among children under six who are most vulnerable to lead poisoning. The City's adherence to HUD's Lead Safe Housing Rule ensures that all rehabilitated or assisted housing units meet strict safety standards, effectively lowering the overall prevalence of lead hazards in the local housing stock.

Moreover, the integration of public education campaigns and interagency collaboration with the Wayne County Health Department enhances early detection and response to cases of lead poisoning. By increasing awareness among residents and property owners and facilitating testing and treatment services, the City creates a safety net that helps mitigate health risks. These combined efforts—inspection, abatement, education, and interagency coordination—address

both the physical presence of LBP in housing and the broader public health consequences associated with it, thereby reducing the incidence and severity of lead poisoning in Goldsboro.

### **How are the actions listed above integrated into housing policies and procedures?**

The actions to address lead-based paint (LBP) hazards are fully integrated into the City of Goldsboro's housing policies and procedures through the enforcement of federal regulations, standardized program protocols, and coordinated partner implementation. All housing programs receiving federal assistance—including CDBG and HOME-funded activities—are required to comply with HUD's Lead Safe Housing Rule (24 CFR Part 35), which mandates lead hazard evaluation, disclosure, and abatement. These requirements are embedded into the City's rehabilitation guidelines and contractor agreements, ensuring that all housing repair or construction activities screen for and address LBP risks before proceeding.

Additionally, the City's housing policies include mandatory training and certification requirements for contractors involved in housing rehabilitation projects. Contractors must be EPA-certified in lead-safe work practices, and all projects undergo environmental review and risk assessments when applicable. These procedural safeguards help maintain consistency in implementation and protect both workers and residents from exposure. Through these embedded procedures, the City systematically reduces the risk of LBP exposure and builds lead mitigation into the foundation of its housing programs.

Coordination with the Wayne County Health Department and other public health entities further reinforces this policy integration. Referrals, data sharing, and case tracking related to lead poisoning are formalized as part of interagency cooperation protocols. This alignment ensures that housing interventions are informed by real-time health data and that remediation efforts are targeted to high-risk areas and populations. Altogether, the integration of lead hazard actions into the City's housing policies results in a more effective and preventive housing strategy that safeguards community health.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

To reduce the number of poverty-level families in the City of Goldsboro, the jurisdiction will implement a multi-pronged anti-poverty strategy centered on expanding economic opportunity, increasing access to affordable housing, and supporting family stability through wraparound services. Goldsboro aims to leverage its Community Development Block Grant (CDBG) and HOME program funds in coordination with state and local resources to invest in job training, small business development, youth employment, and workforce readiness. By partnering with organizations like Wayne Community College and local nonprofit job programs, the City will provide skill-building and education pathways that help low-income residents secure better-paying jobs and long-term employment.

In addition, Goldsboro recognizes that affordable housing is critical to poverty reduction. The City will continue to support the development of affordable rental and ownership opportunities while enhancing housing stability through rental assistance, homebuyer support, and rehabilitation programs. These efforts aim to reduce cost burdens and housing insecurity, which are key contributors to poverty. Integrated services such as childcare support, transportation assistance, and mental health access—coordinated through agencies like WAGES and United Way—will ensure families can sustain economic gains. Together, these programs and policies represent a comprehensive approach to interrupting cycles of poverty and fostering economic resilience in the community.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.**

The jurisdiction's poverty reduction goals, programs, and policies are closely aligned and coordinated with the affordable housing strategy outlined in the Consolidated Plan. Goldsboro recognizes that affordable housing is not only a basic need but also a foundation for economic mobility. Therefore, the City integrates housing initiatives with workforce development, supportive services, and anti-poverty programs to ensure that low-income families can achieve stability and upward mobility. Programs such as tenant-based rental assistance, homeownership support, and housing rehabilitation are paired with job training and employment services provided by local partners like WAGES and Wayne Community College.

Additionally, the City ensures that the planning and implementation of affordable housing activities consider the broader needs of low-income households. For instance, housing developments are targeted near job centers, transit access, and essential services to support employment retention and family wellbeing. The City also prioritizes projects that incorporate wraparound supports—such as financial counseling, childcare, and case management—to address barriers that keep families in poverty. Through this cross-sector coordination, Goldsboro is building a more comprehensive and responsive system that not only provides affordable housing but also equips residents with the tools and opportunities to thrive economically.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To ensure effective implementation and long-term compliance with the Consolidated Plan, the City of Goldsboro maintains a comprehensive monitoring system for all programs funded through HUD sources such as CDBG and HOME. The Community Relations and Development Department is responsible for conducting regular reviews of subrecipient performance, including site visits, desk audits, and performance reporting. These reviews assess compliance with federal regulations, progress toward goals and objectives, financial management practices, and adherence to civil rights standards—including outreach to Minority- and Women-Owned Business Enterprises (MBEs/WBEs).

Monitoring procedures also include the use of written agreements that clearly define performance benchmarks, reporting requirements, and consequences for noncompliance. Subrecipients are required to submit quarterly performance and financial reports, which are reviewed against approved budgets and timelines. Long-term compliance is supported through ongoing technical assistance and capacity-building workshops designed to help organizations strengthen administrative and program delivery skills. The City also maintains detailed records for HUD reporting, including annual performance evaluations through the CAPER (Consolidated Annual Performance and Evaluation Report). Monitoring is guided by HUD's comprehensive planning framework, ensuring all activities align with the City's goals to affirmatively further fair housing, support community development, and reduce poverty.

Expected Resources

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

For the upcoming program year, the City of Goldsboro anticipates receiving a combination of federal entitlement grants and program income to support activities aligned with its Consolidated Plan goals. These resources include Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funding, as well as potential leveraged funds from state, local, and private sources.

The City uses these resources to address a range of needs, including housing rehabilitation, affordable housing development, homelessness services, economic development, public services, and infrastructure improvements. The strategic allocation of these funds ensures progress toward reducing poverty, affirmatively furthering fair housing, and enhancing the quality of life for low- and moderate-income residents.

A detailed table of expected resources and anticipated uses will follow, highlighting funding amounts, sources, match requirements, and the geographic focus of supported activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Annual Allocation (\$)	Program Income (\$)	Prior Year Resources (\$)	Total Available Year 1 (\$)	Expected Amount Available Remainder of ConPlan (\$)	Narrative Description

<b>CDBG</b>	Federal	Housing, Public Services, Infrastructure, Admin	337,814	0	337,814	1,351,256 (est.)	CDBG funds will support housing rehabilitation, public service programs, infrastructure improvements, and planning/administration efforts to benefit low- and moderate-income residents citywide.
<b>HOME</b>	Federal	Affordable Housing, CHDO Set-Aside, Admin	225,732.15	0	225,732.15	902,928.60 (est.)	HOME funds will be used to expand affordable housing opportunities through new construction, rehabilitation, down payment assistance, and CHDO-supported development.

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

Federal funds such as CDBG and HOME are critical to attracting and leveraging additional public and private investment into the City of Goldsboro's housing and community development initiatives. These funds act as a catalyst by reducing risk and providing baseline financing for affordable housing, economic development, and public service programs, which in turn incentivize additional contributions from private developers, state housing agencies, and philanthropic organizations. For instance, HOME funds are often paired with Low-Income Housing Tax Credit (LIHTC) equity and financing from private lending institutions to support multifamily housing development.

The City fulfills its HOME matching requirements through a combination of local government contributions, waived fees, in-kind support, and eligible funding sources such as local trust fund allocations or capital investments in infrastructure that directly benefit HOME-assisted projects. In recent years, the City has worked to document match-eligible contributions, including donated land, volunteer labor, and supportive services provided by nonprofit partners, to ensure compliance with HUD regulations and maximize the value of federal investments.

Additionally, partnerships with organizations such as the United Way of Wayne County, WAGES, and Rebuilding Broken Places help bring state and philanthropic dollars into local projects, complementing CDBG- and HOME-funded activities. These combined resources allow the City to stretch federal funds further while building a more resilient ecosystem of community development partners. By coordinating multiple funding streams and tracking match contributions carefully, Goldsboro ensures the long-term sustainability and effectiveness of its housing and revitalization programs.

**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 of Goldsboro is actively evaluating opportunities to utilize publicly owned land and surplus municipal property to meet priority needs identified in the Consolidated Plan. This includes vacant parcels and decommissioned buildings that may be suitable for affordable housing, community facilities, or mixed-use redevelopment. Several parcels are located within East Goldsboro and other historically underserved neighborhoods where revitalization efforts are already underway. These areas offer strategic locations for new housing construction that supports low- and moderate-income households and aligns with broader goals for equitable development and neighborhood reinvestment.

The City is also reviewing underutilized facilities—such as former fire stations, closed school sites, and unused municipal lots—for potential adaptive reuse. These properties may be converted into emergency shelters, supportive housing, youth centers, or nonprofit office space, helping to fill gaps in service delivery and community infrastructure. The Community Relations and Development Department, in partnership with the Planning Department and Goldsboro Housing Authority, will assess zoning compatibility and infrastructure needs to ensure readiness for development.

Utilizing publicly owned land allows the City to reduce development costs, expedite project timelines, and direct investment into areas of greatest need. This strategy will be a key tool in supporting the City's affordable housing goals, reducing homelessness, and expanding access to community-based services for vulnerable populations.



## AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration (CDBG)	2025	2026	Planning & Oversight	Goldsboro Citywide	Program Compliance & Capacity	\$67,562	Plans Managed, Reports Submitted
2	Housing Rehabilitation (CDBG)	2025	2026	Housing Preservation	LMI Neighborhoods	Safe, Decent, Affordable Housing	\$149,580	Housing Units Rehabilitated
3	Public Services (CDBG)	2025	2026	Community Services	Goldsboro Citywide	Supportive Services	\$50,672	Persons Assisted
4	Project Delivery (CDBG)	2025	2026	Program Implementation	Goldsboro Citywide	Service Delivery Support	\$20,000	Program Delivery Activities Completed
5	Public Improvements & Infrastructure	2025	2026	Infrastructure	Targeted Blocks	Streets, Sidewalks, Drainage	\$50,000	Infrastructure Projects Completed
6	Neighborhood Stabilization (HOME)	2025	2026	Housing Development	Strategic Areas	Redevelopment, Housing Supply	\$109,300	Vacant Units Developed/Reoccupied
7	Administration (HOME)	2025	2026	Program Management	Goldsboro Citywide	HOME Program Oversight	\$22,573	Compliance Monitoring

8	Down Payment Assistance (HOME)	2025	2026	Homeownership Assistance	Citywide	First-Time Buyer Access	\$60,000	Households Receiving Assistance
9	CHDO Reserve (HOME)	2025	2026	CHDO Housing Set-Aside	CHDO Designated Area	Affordable Development by CHDOs	\$33,859	Units Constructed or Pre-served

	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	Provide safe, decent, and affordable housing opportunities, including rehabilitation and ownership assistance.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide essential services including youth programming, healthcare access, food security, and housing support.
3	<b>Goal Name</b>	Public Improvements & Infrastructure
	<b>Goal Description</b>	Support infrastructure improvements such as streets, drainage, and public facilities that benefit low/mod-income areas.
4	<b>Goal Name</b>	Neighborhood Stabilization & Revitalization
	<b>Goal Description</b>	Promote revitalization of deteriorated neighborhoods through housing construction, rehab, and infrastructure upgrades.
5	<b>Goal Name</b>	Program Administration & Project Delivery
	<b>Goal Description</b>	Provide administrative support and project delivery capacity for CDBG/HOME planning and implementation.

### AP-35 Projects – 91.220(d) Introduction

#	Project Name
1	Homeownership Assistance
2	Rental Assistance
3	Housing Rehabilitation
4	Housing Development
5	Public Services and Facilities – Homelessness
6	Public Services and Facilities – General
7	Economic Development
8	Neighborhood Revitalization/Rehabilitation
9	Code Enforcement
10	Program Administration

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

The City of Goldsboro's allocation priorities for the 2025 Annual Action Plan are driven by a combination of local needs assessments, community input, HUD objectives, and alignment with the City's Consolidated Plan goals. Priority is given to activities that benefit low- to moderate-income residents, address homelessness, improve aging housing stock, and enhance infrastructure in underserved neighborhoods. The City has placed a strong emphasis on affordable housing—including homeownership assistance, housing rehabilitation, and rental subsidies—due to the high demand and limited supply of safe and affordable units.

Public service investments, including youth services, homelessness prevention, food security, and healthcare access, were prioritized based on community feedback and data indicating widespread need among vulnerable populations. Infrastructure improvements and neighborhood revitalization efforts support long-term community sustainability and equitable development, particularly in areas with deteriorated housing and outdated public facilities.

Despite the City's strategic targeting of funds, several obstacles hinder the ability to fully meet underserved needs. The most significant barrier is the limited availability of federal and state resources relative to the scope of local demand. Additionally, rising construction costs, lack of

available affordable units, and regulatory barriers slow the pace of housing development and rehabilitation. For some public services, staffing shortages and service capacity constraints also limit the reach of programs. The City continues to seek partnerships, leverage additional funding sources, and streamline program delivery to overcome these challenges and expand equitable access to housing and services.

**1. Administration (CDBG)**

Field	Response
<b>Project Name</b>	Administration (CDBG)
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Program Administration
<b>Needs Addressed</b>	Oversight and management of CDBG-funded programs
<b>Funding</b>	CDBG \$67,562
<b>Description</b>	Supports planning, implementation, monitoring, and reporting for CDBG programs.
<b>Target Date</b>	12/31/2025
<b>Estimate of Beneficiaries</b>	N/A (Indirect support to all program beneficiaries)
<b>Location Description</b>	Goldsboro City Hall / Planning Department
<b>Planned Activities</b>	Staff salaries, compliance reviews, citizen participation, record-keeping

**2. Housing Rehabilitation (CDBG)**

Field	Response
<b>Project Name</b>	Housing Rehabilitation
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Housing
<b>Needs Addressed</b>	Preservation of affordable housing for low/mod households
<b>Funding</b>	CDBG \$149,580
<b>Description</b>	Provides financial assistance for homeowners to bring their units to code and improve safety and livability.
<b>Target Date</b>	12/31/2025
<b>Estimate of Beneficiaries</b>	25 low/moderate-income households
<b>Location Description</b>	Scattered sites across Goldsboro
<b>Planned Activities</b>	Code compliance, accessibility upgrades, roofing, plumbing, and HVAC repair

### 3. Public Services (CDBG)

Field	Response
Project Name	Public Services
Target Area	Low/mod-income neighborhoods
Goals Supported	Youth Services, Homeless Services, Health, Food Insecurity
Needs Addressed	Access to essential community services
Funding	CDBG \$50,672
Description	Provides support to agencies offering after-school programs, food assistance, shelter, and healthcare.
Target Date	12/31/2025
Estimate of Beneficiaries	200 low-income individuals and families
Location Description	Service provider facilities, community centers
Planned Activities	Salary support, supplies, direct client services

### 4. Project Delivery (CDBG)

Field	Response
Project Name	Project Delivery
Target Area	Citywide
Goals Supported	Project Management
Needs Addressed	Administrative delivery of housing activities
Funding	CDBG \$20,000
Description	Covers costs directly related to implementing housing activities, such as intake, inspections, and case management.
Target Date	12/31/2025
Estimate of Beneficiaries	Indirect – all recipients of housing assistance
Location Description	Planning Department
Planned Activities	Staff costs, inspections, client intake and processing

### 5. Public Improvements & Infrastructure (CDBG)

Field	Response
Project Name	Public Improvements & Infrastructure
Target Area	Qualified census tracts
Goals Supported	Infrastructure Enhancement
Needs Addressed	Aging streets, sidewalks, drainage systems
Funding	CDBG \$50,000
Description	Supports construction and upgrades to neighborhood infrastructure to improve livability.
Target Date	12/31/2025

<b>Estimate of Beneficiaries</b>	Approx. 500 low/mod-income households
<b>Location Description</b>	Infrastructure-priority blocks within LMI areas
<b>Planned Activities</b>	Sidewalks, ADA ramps, lighting, drainage improvements

#### 6. Neighborhood Stabilization & Revitalization (HOME)

Field	Response
<b>Project Name</b>	Neighborhood Stabilization & Revitalization
<b>Target Area</b>	Blighted residential areas
<b>Goals Supported</b>	Neighborhood Revitalization
<b>Needs Addressed</b>	Vacant/dilapidated housing and community decline
<b>Funding</b>	HOME \$109,300
<b>Description</b>	Rehabilitates or redevelops deteriorated properties for re-use as affordable housing.
<b>Target Date</b>	12/31/2025
<b>Estimate of Beneficiaries</b>	10 low-income renter or owner households
<b>Location Description</b>	Priority revitalization zones
<b>Planned Activities</b>	Acquisition, demolition, rehabilitation, and infill construction

#### 7. Administration (HOME)

Field	Response
<b>Project Name</b>	Administration (HOME)
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Program Administration
<b>Needs Addressed</b>	Oversight of HOME-funded projects
<b>Funding</b>	HOME \$22,573
<b>Description</b>	Supports the planning, coordination, and compliance of HOME program activities.
<b>Target Date</b>	12/31/2025
<b>Estimate of Beneficiaries</b>	N/A (Indirect)
<b>Location Description</b>	Planning Department
<b>Planned Activities</b>	Staff time, monitoring, reporting, and file management

#### 8. Down Payment Assistance (HOME)

Field	Response
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<b>Project Name</b>	Down Payment Assistance
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Homeownership Access
<b>Needs Addressed</b>	Barriers to first-time homeownership for LMI buyers
<b>Funding</b>	HOME \$60,000
<b>Description</b>	Provides financial assistance to help eligible households purchase homes.
<b>Target Date</b>	12/31/2025
<b>Estimate of Beneficiaries</b>	10 low/moderate-income first-time homebuyers
<b>Location Description</b>	Varies by eligible homebuyer selection
<b>Planned Activities</b>	Down payment grants, closing cost assistance, pre-purchase counseling

#### 9. CHDO Reserve (HOME)

Field	Response
<b>Project Name</b>	CHDO Reserve
<b>Target Area</b>	Citywide or CHDO-eligible target areas
<b>Goals Supported</b>	Housing Development
<b>Needs Addressed</b>	Support for nonprofit housing development
<b>Funding</b>	HOME \$33,859
<b>Description</b>	Funds to support Community Housing Development Organizations in producing affordable housing.
<b>Target Date</b>	12/31/2025
<b>Estimate of Beneficiaries</b>	5 low-income households
<b>Location Description</b>	Project sites identified by CHDO partners
<b>Planned Activities</b>	New construction, acquisition-rehab, or redevelopment of affordable housing

## **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**

The City of Goldsboro's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds will primarily be directed toward areas with high concentrations of low- and moderate-income residents, as well as neighborhoods with significant minority populations and indicators of disinvestment. These areas include several qualified census tracts (QCTs) located within and surrounding the downtown core and east and south sides of the city. These neighborhoods exhibit disproportionate rates of poverty, aging housing stock, and limited access to quality infrastructure and public services.

Geographic targeting is guided by data from the American Community Survey, HUD Low/Mod Income Summary Data (LMISD), and local housing condition surveys. Priority will be given to projects located in or serving residents of census tracts where more than 51% of the population is low/mod income, and where racial or ethnic minorities comprise a significant portion of the population. These areas have also been historically underserved and face persistent challenges such as vacant properties, food insecurity, and poor housing conditions.

The City will also use place-based targeting strategies to support neighborhood revitalization and infrastructure improvements in areas such as the Walnut Street corridor, Little Washington neighborhood, and portions of Southeast Goldsboro. HOME-assisted housing activities may occur citywide, but will prioritize sites that expand affordable housing opportunities in both impacted and high-opportunity neighborhoods to affirmatively further fair housing.

This geographic allocation strategy ensures that CDBG and HOME resources are used efficiently to address concentrated needs, support equitable development, and leverage additional investment in historically disadvantaged communities.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
LMI	<b>52</b>

**Table 62 - Geographic Distribution**

### **Rationale for the Priorities for Allocating Investments Geographically**

The City of Goldsboro prioritizes geographic allocation of CDBG and HOME funds based on a combination of quantitative data analysis, community input, and consistency with long-term planning goals. Investment decisions are designed to address persistent disparities in housing quality, infrastructure condition, and access to essential services across low- and moderate-income neighborhoods.

Areas selected for geographic targeting—such as Southeast Goldsboro, Little Washington, and parts of the downtown core—exhibit elevated rates of poverty, aging housing stock, and higher proportions of minority residents. These areas also often lack equitable access to quality infrastructure, healthcare, fresh food, educational opportunities, and economic mobility. Targeting these neighborhoods allows the City to maximize the impact of limited federal resources, leverage complementary investments, and catalyze revitalization.

The rationale also aligns with the City’s goals to affirmatively further fair housing by directing investment toward historically underserved areas while promoting inclusion across neighborhoods. HOME investments may be made citywide but will prioritize projects that reduce racial and economic segregation, improve housing choice, and address concentrated disadvantage. By strategically concentrating resources, Goldsboro seeks to reduce disparities, increase equity, and promote neighborhood sustainability.

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

The City of Goldsboro is committed to expanding access to safe, decent, and affordable housing for low- and moderate-income residents. Through the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, the City will support activities such as housing rehabilitation, tenant-based rental assistance, down payment assistance for first-time homebuyers, and the development of new affordable housing units. These investments are targeted to meet the needs of cost-burdened households, prevent homelessness, and ensure housing stability for vulnerable populations throughout the city.

#### **One-Year Goals for the Number of Households to be Supported**

<b>Category</b>	<b>Number of Households</b>
<b>Homeless</b>	15
<b>Non-Homeless</b>	15
<b>Special Needs</b>	10
<b>Total</b>	40

<b>One-Year Goals for the Number of Households Supported Through</b>	
<b>Activity Type</b>	<b>Number of Households</b>
<b>Rental Assistance</b>	5
<b>Production of New Units</b>	5
<b>Rehabilitation of Existing Units</b>	20
<b>Acquisition of Existing Units</b>	10
<b>Total</b>	40

#### **Discussion**

N/A

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

The City of Goldsboro partners with the Eastern Carolina Regional Housing Authority (ECRHA) to support the provision and maintenance of public housing for low-income individuals and families. Public housing plays a critical role in meeting the needs of residents who cannot access housing in the private market due to cost burdens, disability, or other barriers. The City works collaboratively with ECRHA to improve housing quality, reduce vacancies, and promote resident self-sufficiency through supportive services and modernization efforts. This section outlines ongoing strategies to preserve, enhance, and expand access to public housing resources within the jurisdiction.

### **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 of Goldsboro recognizes that local policies such as zoning ordinances, development fees, and building codes can unintentionally create barriers to affordable housing production and preservation. To address these issues, the City will undertake several actions aimed at reducing regulatory and financial obstacles. Goldsboro will continue to evaluate and revise zoning regulations to promote infill development, allow greater residential density where appropriate, and support the development of multifamily and accessory dwelling units (ADUs).

### **Actions to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership**

Public housing authorities and local governments recognize the importance of empowering residents to play an active role in shaping the programs and policies that affect their lives. Resident Advisory Boards (RABs) provide a formal platform for residents to offer input on capital improvements, housing management practices, and supportive services. Regular engagement activities, listening sessions, and public meetings are conducted to ensure residents are well-informed and their perspectives are incorporated into decision-making processes.

In support of long-term economic mobility, public housing residents are encouraged to enroll in financial literacy programs, credit counseling, and workforce development services offered by community-based organizations. The Family Self-Sufficiency (FSS) program is promoted as a tool to help residents set goals, increase savings, and reduce reliance on subsidized housing over time.

To facilitate the transition from renting to owning, eligible residents are connected with down payment assistance programs, homebuyer education, and affordable mortgage options through local or federally funded initiatives. These combined efforts are intended to foster stronger resident engagement, promote self-sufficiency, and expand access to stable, long-term housing opportunities.

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

N/A

Discussion

N/A

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

This section outlines the jurisdiction's strategies for addressing homelessness and the needs of persons with special needs who are not homeless but require supportive housing and services. The City collaborates with local Continuum of Care (CoC) partners, nonprofit providers, and regional service networks to prevent and reduce homelessness, support rapid rehousing, and ensure that vulnerable populations—including persons with disabilities, the elderly, victims of domestic violence, and those with substance use or mental health challenges—have access to safe, stable, and appropriate housing options. The planned activities align with federal and local priorities to promote housing stability, prevent institutionalization, and ensure equitable access to services.

### **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**

In the upcoming program year, the jurisdiction will prioritize proactive outreach and assessment efforts to connect with individuals and families experiencing homelessness, with a special emphasis on those who are unsheltered. The City will continue working closely with local Continuum of Care (CoC) partners, outreach teams, and nonprofit service providers to identify homeless individuals in encampments, public spaces, and other non-traditional locations.

Outreach efforts will include regular street engagement, mobile outreach units, and coordination with local law enforcement and emergency responders to ensure that unsheltered individuals are offered immediate assistance and access to services. Trained outreach workers will conduct on-site assessments using standardized tools such as the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) to determine each person's level of need and refer them to the most appropriate housing and supportive service programs.

These outreach activities are designed to establish trust with individuals who may be disconnected from mainstream services, while also building a coordinated entry process that ensures fair and effective prioritization of resources. The City will continue to fund or support organizations that offer case management, emergency shelter, and wraparound services as part of a comprehensive approach to reducing and ultimately ending homelessness in the community.

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

The jurisdiction is committed to meeting the emergency shelter and transitional housing needs of individuals and families experiencing homelessness through coordinated partnerships with local service providers, nonprofit organizations, and Continuum of Care (CoC) agencies. Emergency shelters serve as a critical first point of entry for those without housing, offering temporary shelter, food, hygiene facilities, and crisis support. The jurisdiction will continue to support operations and program delivery at emergency shelters to ensure they remain accessible, safe,

and responsive to community needs. Priority is given to shelters that serve high-risk populations, including survivors of domestic violence, individuals with mental health or substance use disorders, and youth.

Transitional housing programs remain an essential component of the local homeless services system, providing time-limited but structured housing opportunities paired with case management and supportive services. These programs help individuals and families stabilize, address barriers to permanent housing, and gain the skills necessary for independent living. The jurisdiction works to ensure that transitional housing is integrated with the coordinated entry process, so that resources are allocated based on assessed needs. Funding support and technical assistance will be offered to improve shelter capacity, enhance trauma-informed practices, and facilitate connections to permanent housing solutions.

**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**

- Review and revise zoning ordinances to allow for greater residential density, mixed-use development, and by-right multifamily housing in targeted areas.
- Encourage the development of Accessory Dwelling Units (ADUs) through zoning reforms and design standard flexibility.
- Streamline permitting and development review processes to reduce delays and costs for affordable housing developers.
- Explore fee waivers or reductions for affordable housing developments, particularly those led by nonprofit or mission-driven entities.
- Update building codes to allow for modern, cost-effective construction methods without compromising safety or energy efficiency.
- Conduct a land inventory to identify publicly owned or underutilized parcels suitable for affordable housing development.
- Support tax incentive policies that encourage affordable housing investment and discourage speculation or long-term vacancy.
- Promote inclusionary housing policies or voluntary incentives to integrate affordable units into market-rate developments.
- Partner with developers and housing advocates to identify additional policy solutions and foster public-private collaboration.



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

### **Introduction:**

Affordable housing continues to be a pressing challenge for many low- and moderate-income households due to a combination of market forces and regulatory barriers. This section identifies local policies, practices, and economic factors that limit the development, preservation, and accessibility of affordable housing. Common barriers include restrictive zoning, development fees, limited land availability, and rising construction costs. The jurisdiction is committed to evaluating and addressing these obstacles through planning, policy reforms, and targeted investments that support a more inclusive and affordable housing market.

**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**

- **Review and revise zoning ordinances** to allow for greater residential density, mixed-use development, and by-right multifamily housing in targeted areas.
- **Encourage the development of Accessory Dwelling Units (ADUs)** through zoning reforms and design standard flexibility.
- **Streamline permitting and development review processes** to reduce delays and costs for affordable housing developers.
- **Explore fee waivers or reductions** for affordable housing developments, particularly those led by nonprofit or mission-driven entities.
- **Update building codes** to allow for modern, cost-effective construction methods without compromising safety or energy efficiency.
- **Conduct a land inventory** to identify publicly owned or underutilized parcels suitable for affordable housing development.
- **Support tax incentive policies** that encourage affordable housing investment and discourage speculation or long-term vacancy.
- **Promote inclusionary housing policies or voluntary incentives** to integrate affordable units into market-rate developments.
- **Partner with developers and housing advocates** to identify additional policy solutions and foster public-private collaboration.

### **Discussion:**

**N/A**

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

This section outlines the jurisdiction's strategies to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, enhance institutional coordination, and improve the effectiveness of housing and community development efforts. These complementary actions are designed to strengthen the overall impact of CDBG and HOME investments by addressing systemic barriers, leveraging partnerships, and ensuring that the most vulnerable residents have equitable access to safe, stable housing and supportive services.

### **Actions Planned to Address Obstacles to Meeting Underserved Needs**

Despite ongoing efforts, underserved populations—including low-income families, seniors, persons with disabilities, and individuals experiencing homelessness—continue to face significant barriers to accessing affordable housing, supportive services, and economic opportunities. To address these challenges, the jurisdiction will prioritize funding for programs that expand access to basic needs such as housing rehabilitation, food security, healthcare, and youth services. Additionally, the City will work with community-based organizations to enhance outreach and engagement in historically underrepresented neighborhoods, ensuring that residents are aware of available resources and how to access them.

The City also recognizes that structural obstacles such as limited transportation, language barriers, and fragmented service delivery systems contribute to inequities in access. To mitigate these barriers, the jurisdiction will support initiatives that improve service coordination, provide translation and interpretation services, and invest in technology platforms that increase efficiency and accessibility. Ongoing collaboration with nonprofit partners, regional agencies, and faith-based groups will be essential to expanding the capacity of the local service network and improving outcomes for underserved populations.

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

To foster and maintain affordable housing, the jurisdiction will invest in a combination of preservation and production strategies. This includes funding the rehabilitation of existing housing units to ensure they remain safe, livable, and affordable for low- to moderate-income households. Rehabilitation activities will prioritize older homes with code violations, accessibility challenges, or deferred maintenance. The City will also support nonprofit and CHDO-led development of new affordable housing units, particularly in areas with strong access to services, employment, and transportation. Down payment assistance programs will be used to help first-time homebuyers overcome financial barriers to ownership.

In addition to direct housing investments, the jurisdiction will pursue policy and planning strategies to expand affordable housing opportunities. These include evaluating zoning regulations to allow for increased density, supporting infill development, and promoting mixed-income housing in both high-opportunity and revitalization areas. The City will work with developers, lenders, and housing advocates to identify and eliminate regulatory barriers, while also leveraging

federal and state funding sources. Through these combined efforts, the jurisdiction aims to preserve the existing affordable housing stock, create new units, and promote long-term housing stability for cost-burdened households.

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

The jurisdiction is committed to reducing lead-based paint (LBP) hazards in housing, particularly in older units occupied by low- and moderate-income households. All federally assisted housing rehabilitation projects will be carried out in compliance with HUD's Lead Safe Housing Rule (24 CFR Part 35), which requires lead hazard evaluation and control measures in pre-1978 residential properties. Risk assessments will be conducted prior to rehabilitation work, and appropriate abatement or interim controls will be implemented where lead-based paint hazards are identified. Residents will be notified of potential risks, and contractors must be certified in lead-safe work practices.

In addition to regulatory compliance, the jurisdiction will work to raise awareness among property owners and tenants about the risks of lead exposure—particularly for children under six and pregnant women. Educational materials and lead safety information will be distributed during housing inspections, public outreach events, and through local service providers. The City will continue to collaborate with state and regional health departments to monitor blood lead levels and identify high-risk properties. Where feasible, the jurisdiction will seek additional funding sources, such as HUD's Lead-Based Paint Hazard Control Grant, to expand testing and remediation efforts in low-income housing stock.

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

The jurisdiction will implement a multifaceted strategy to reduce the number of families living in poverty by addressing both immediate needs and long-term economic self-sufficiency. Key actions include expanding access to affordable housing, increasing participation in workforce development programs, and supporting public services that reduce barriers to employment. The City will continue to fund programs that provide job readiness training, childcare support, transportation assistance, and financial literacy education, particularly for low-income households seeking to enter or advance in the workforce.

In addition to direct service support, the jurisdiction will strengthen partnerships with local economic development agencies, community colleges, and nonprofit organizations to connect residents to higher-wage employment opportunities and educational pathways. Special attention will be given to populations at greatest risk of generational poverty, including single-parent households, youth aging out of foster care, and residents with limited English proficiency. By aligning housing stability efforts with economic opportunity initiatives, the City aims to create an integrated system that empowers families to move out of poverty and toward long-term stability.

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

To strengthen the institutional structure supporting affordable housing and community development, the jurisdiction will continue to foster collaboration among public agencies, nonprofit organizations, and private sector partners. This includes enhancing coordination between housing, health, economic development, and social service providers to ensure comprehensive and efficient service delivery. The City will host regular stakeholder meetings and participate in regional planning initiatives to align goals, share resources, and avoid duplication of efforts.

Capacity building will also be a key focus, particularly for smaller nonprofit partners and Community Housing Development Organizations (CHDOs). The jurisdiction will offer technical assistance, training, and grant management support to ensure these organizations are equipped to implement federally funded programs effectively and in compliance with HUD regulations. By improving communication, expanding partnerships, and investing in local organizational capacity, the City aims to create a more responsive and integrated institutional network that supports equitable and sustainable community development outcomes.

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

To enhance coordination among housing providers and social service agencies, the jurisdiction will continue to foster strategic partnerships that support integrated service delivery and collective impact. This includes regular collaboration with the local housing authority, nonprofit developers, Continuum of Care (CoC) organizations, and public health and human services agencies. Coordination meetings, joint planning sessions, and shared data platforms will be used to improve communication, align goals, and streamline referrals across programs serving low-income households, persons experiencing homelessness, and individuals with special needs.

In addition, the jurisdiction will encourage cross-sector collaboration between private housing developers and supportive service providers to increase the supply of affordable housing units that are paired with wraparound services. Partnerships with organizations that provide mental health support, job training, childcare, and case management will ensure that housing stability is accompanied by long-term self-sufficiency. The City will also support funding applications and grant proposals that demonstrate collaborative approaches, ensuring that resources are leveraged effectively and that residents receive coordinated, client-centered care.

### **Discussion**

**N/A**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

This section outlines program-specific requirements associated with the City's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. It includes the use of program income, threshold limits, and applicable requirements for activities such as rehabilitation, direct assistance to homebuyers, and CHDO reserves. These requirements ensure that federal funds are used in a compliant, transparent, and efficient manner, consistent with HUD regulations and the goals established in the Consolidated Plan and Annual Action Plan.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

The City will utilize Community Development Block Grant (CDBG) funds to support eligible activities that primarily benefit low- and moderate-income residents, eliminate slum and blight, and address urgent community needs. Priority activities for the program year include housing rehabilitation, essential public services, infrastructure improvements, and neighborhood revitalization. The City does not anticipate receiving CDBG program income during the year; however, any received income will be used prior to drawing down new entitlement funds, in compliance with HUD regulations. No funds will be used for float-funded activities or to satisfy matching requirements for other federal programs. The City does not anticipate using the urgent need national objective but will be prepared to do so if a qualifying situation arises. All activities will comply with applicable federal regulations and be designed to promote equitable, sustainable community development.

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	0
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>0</b>

#### Other CDBG Requirements

Description	Value
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The amount of urgent need activities	0
Estimated percentage of CDBG funds for LMI benefit (Overall Benefit)	70%
Years Covered by Annual Action Plan	2025–2026

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

<b>HOME Requirement</b>	<b>Goldsboro Response</b>
<b>1. Describe other forms of investment not described in § 92.205(b).</b>	Goldsboro will not use HOME funds for any other forms of investment not described in § 92.205(b).
<b>2. Describe guidelines for re-sale or recapture provisions.</b>	Goldsboro will use recapture provisions in accordance with HOME regulations.
<b>3. Describe the guidelines for resale or recapture provisions to be used when HOME funds are used to assist homebuyers.</b>	Recapture provisions will ensure the City recoups HOME investment if the homebuyer sells or transfers the property within the affordability period.
<b>4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.</b>	The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing.
<b>5. State the amount of HOME funds for refinancing and the guidelines.</b>	No HOME funds will be allocated for refinancing activities in the program year.

