



# City of Goldsboro

## **FINAL**

### **FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP)**

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# Executive Summary

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

### 1. Introduction

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, Goldsboro receives annual allocations of funds for housing and community development projects under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. As an Entitlement City and as a prerequisite to receive funding, Goldsboro is required to conduct a comprehensive assessment of its housing and community needs and to present a Five-Year Consolidated Plan (ConPlan) in a detailed format prescribed by HUD. A yearly Action Plan (AAP) is required for each of the five years of Goldsboro's Consolidated Plan.

The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. HUD awards grants to entitlement community grantees to carry out a wide range of community development activities. Entitlement communities develop their own programs and funding priorities.

Eligible Activities - CDBG funds may be used for certain eligible activities, which include, but are not limited to:

- Acquisition of real property; Relocation and demolition; Rehabilitation of residential and non-residential structures; Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes; Public services, within certain limits; Activities relating to energy conservation and renewable energy resources; Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

Each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

The HOME Investment Partnership (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-to-moderate income households. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

The program was designed to reinforce several important values and principles of community development:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities. HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing. If Participating Jurisdictions (PJs) are not granted a HOME Reduction Waiver by HUD, HOME's requirement obligates PJs to match 25 cents of every dollar in program funds to mobilize community resources in support of affordable housing.

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

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

In developing the Five-Year ConPlan, Goldsboro determined it would focus on providing activities through public services, public facilities and improvements, rehabilitation, Community Housing Development Organization (CHDO), homebuyer education and assistance, creation of rental housing development, and program administration to:

- Widen the subsidy or leverage pool for housing projects to preserve or create hundreds of units that are affordable, accessible, and decent;
- Affirmatively further fair housing choice by taking meaningful actions to overcome significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws;
- Provide services to low-to-moderate income (LMI) individuals and families to aid in developing a sustainable household budget, improve financial capacity, and gain access to resources to help improve housing situations in order to sustain and retain their homes;
- Implement strategic steps utilizing federal, state, and local monies for LMI individuals and families to maintain habitability, prevent abandonment, and deterioration of housing units in primarily LMI neighborhoods; and
- Utilize federal and local monies to supplement comprehensive community development strategies to address LMI individuals and families' essential needs to strengthen communities.

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

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

Although Goldsboro experienced two major hurricanes (Matthew and Florence) and one pandemic (COVID-19) within the previous ConPlan cycle of FY15-19, Goldsboro did fund a variety of programs and activities utilizing federal, state, and local monies to address housing, community and economic development needs in Goldsboro to the greatest extent feasible. However, Goldsboro did assess more creative solutions were needed to open the doors to attainable affordable housing for LMI individuals and families. Based on several independent market studies, Goldsboro is not just short a few units, it is falling woefully behind. This cumulated with LMI individuals' and families' inability to meet approval through underwriting requirements to qualify for mortgage loans (i.e., three C's: credit, capacity and collateral) – Goldsboro intends to make affordability and accessibility to housing the cornerstones of this Five-Year ConPlan (FY2020-2024).

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

Summary from citizen participation section of plan.

In preparation for developing the FY20-24 ConPlan and FY20-21 AAP, Goldsboro consulted with non-profit and for-profit housing developers, community members, non-profit agencies, advocacy groups, government and industry representatives to discuss housing and community development needs. In addition, Goldsboro consulted with representatives of organizations focused on the needs of the elderly, fair housing, childcare and youth services, public housing, transportation, and health services, broadband and resiliency. Avenues for engagement included stakeholder and resident surveys, one-on-one interviews, one public meeting before the Commission on Community Relations and Development, and one public hearing before the Goldsboro City Council along with an thirty-day public comment review.

An advertisement was published in the Goldsboro News Argus, on Goldsboro's website [www.goldsboronc.gov](http://www.goldsboronc.gov) and social media outlets on or before **May 12, 2020**, relative to the holding of one virtual public meeting before the Commission on Community Relations and Development for **May 22, 2020**. The virtual public meeting was hosted at City Hall Annex, 200 N. Center St., Room 206 - NC Gov. Cooper's Executive Order 121 restricts mass gatherings to 10 people or less due to COVID-19; therefore, physical attendance of the meeting was restricted to Community Relations Director and members of the Commission on Community Relations and Development. The meeting was streamed live through WebEx: <https://cognc.webex.com/cognc/j.php?MTID=mda932570d7409ec89b5951f443a2923e> and on the City's Facebook and YouTube pages. The links are available at <http://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/>. The virtual public meeting was also accessible by phone for residents without internet access. The virtual public meetings allowed for questions in real time, with answers coming directly from the Community Relations Director to all attendees (Commission members and the general public) and subsequently, responding to questions posted after the live feeds of the virtual public meeting.

A second advertisement was published in the Goldsboro News Argus, on Goldsboro's website [www.goldsboronc.gov](http://www.goldsboronc.gov) and social media outlets on **May 15, 2020**, relative to the availability of the draft FY20-24 Consolidated Plan (ConPlan) and the FY20-21 Annual Action Plan (AAP) for public review and comment from **May 27, 2020 until 5:00 p.m. on June 25, 2020**.

A final advertisement was published on **May 30, 2020**, giving notice of the second and final public hearing before the City Council for **June 15, 2020**. This meeting was streamed live through WebEx and on the City's Facebook and YouTube pages. The links are available at <http://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/>. The public hearing allowed for in-person attendance before the City Council to receive comments and ask questions in real time, to all attendees and subsequently, responding to questions posted after the live feeds of the public hearing.

Public and private agencies along with members of Goldsboro City Council also placed Goldsboro's public publications on their respective Facebook and YouTube pages as a means to inform and encourage engagement from citizens in the citizen participation process. Some of these public and private agencies even facilitated separate public participation outreach efforts in order to collectively provide Goldsboro with additional citizen input. This community-driven stakeholder collaboration is a perfect example of HUD's goal for leveraging upon the outreach efforts of existing planning efforts during a Grantee's citizen participation process. Case in point, HACG assisted Goldsboro with encouraging their residents residing in public and assisted housing to participate in the May 22, 2020 virtual public meeting by voluntary sharing Goldsboro's public publication on the virtual public meeting. Goldsboro has obtain documentation of this outreach effort to be included within the final ConPlan and AAP. However, Goldsboro will definitely ensure a formal request to share public publications with HACG residents are made (as applicable).

All comments received from the **May 22, 2020** virtual public meeting and **June 15, 2020** public hearing along with those received through the thirty-day public comment period are incorporated into the final version of the FY20-24 ConPlan and FY20-21 AAP to be sent to HUD on or before **July 15, 2020**. Goldsboro has also incorporated into the Plans a written response by Goldsboro to address relevant comments received on the FY20-24 ConPlan and FY20-21 AAP.

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

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

During the virtual public meeting to receive input on housing and non-housing needs within Goldsboro the comments received related to the purpose of the meeting (housing and non-housing needs) was privately-owned property conversion to rental property, workforce housing, how to access draft of ConPlan and AAP, and COVID-19 needs (masks) for at-risk populations. Goldsboro did receive comments unrelated to the purpose of the meeting (housing



and non-housing needs in Goldsboro), pertaining to the date for which the Virtual Public Meeting was being held and statements to the days of public notice relative to the holding of the public hearing.

Comments received during the public hearing and from the thirty-day public comment review period were related to opposition to Goldsboro's citizen participation process, the allocation of funds and questions on information obtained through the consultation from agencies along with suggestions for other strategies and areas of concerns proposed for Goldsboro consideration within the ConPlan and AAP. It should be noted three citizens spoke at the public hearing with two of those citizens providing their comments in written form. One written submission of comments were received as part of the thirty-day public comment review.

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

Goldsboro does not differentiate between any individual, group, and/or organization that wishes to provide input during the planning, implementation, and assessment of community needs toward the draft(s) and or final version of the FY20-24 ConPlan and FY20-21 Annual Action Plan.

## **7. Summary**

Goldsboro, as a Grantee of CDBG and HOME, strive to meet the overarching goal of HUD's Community Planning and Development (CPD) programs covered by the ConPlan and the AAP "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities," principally for low- and moderate-income persons. In this effort, HUD looks to its state and local government Grantees to "extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production of affordable housing."

This is one of the reasons Goldsboro has developed a Citizen Participation Plan (CPP) that enhances citizens', stakeholders', and elected officials' awareness to increase citizen feedback, buy-in, and support of ConPlan and AAP activities.

In summary, Goldsboro's ConPlan and AAP describes how each task in the grants management cycle relates to one another and is part of a larger, cohesive process. Likewise, the sections of the ConPlan and AAP fit together into one unified narrative:

- The Needs Assessment and Market Analysis provide an overall picture of the different levels of need in Goldsboro and the market in which the funded programs will be carried out.
- The rationale for setting priorities in the Strategic Plan flow logically from the Needs Assessment and Market Analysis.
- The goals in the ConPlan and the AAP clearly describe Goldsboro's plans to use the resources available to address the priority needs to benefit those greatly disproportionate within designated Household Area Median Family Income (HAMFI) and Area Median Income (AMI).

The projects in the AAP are designed to address the goals and priority needs outlined in the ConPlan. Goldsboro sees the ConPlan and preceding AAPs as roadmaps that will lead to Goldsboro, citizens, and stakeholders' ability to explore additional forthcoming efforts and policies. To increase providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons. Goldsboro also sees the priorities, goals, and projects within the ConPlan and AAP as comparable, if not complementary, to some of the suggested alternatives received. Goldsboro would like to thank a wide range of providers, citizens, advocacy groups, public and private agencies and community leaders for their input and contribution to the development and future implementation of Goldsboro's ConPlan and preceding AAPs.

# The Process

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

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

Agency Role	Name	Department/Agency
Lead Agency	GOLDSBORO, NC	
CDBG Administrator	GOLDSBORO, NC	Community Relations Department
HOME Administrator	GOLDSBORO, NC	Community Relations Department

Table – Responsible Agencies

### Narrative (optional):

Refer to the Table 1 - Responsible Agencies.

### Consolidated Plan Public Contact Information:

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## PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

### Introduction:

Goldsboro as the lead agency responsible for the CDBG and HOME program is actively engaged in ongoing coordination with local stakeholders that serve residents through housing programs, public services, and community development programs. Goldsboro reached out through its website, social media, email blast, advertisement in the local newspaper of general circulation, stakeholder survey, phone, and citizen participation hearing before the Commission on Community Relations and Development. It should be noted that consultation and coordination will continue through FY20-24 ConPlan program cycle.

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

Goldsboro consulted with members of the North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee on the ConPlan process, discussed the needs of Goldsboro residents experiencing homelessness, and explore solutions for addressing those needs. This was also completed with social and community service organizations serving children and families, health care providers, affordable housing developers, homeless advocates and area shelters. Goldsboro was able to obtain input from the Housing Authority of the City of Goldsboro (HACG) from the HACG submission for funding through Goldsboro's HOME program and from HACG's planning process to develop its' proposed [Annual Agency Plan and 5-Year Plan including HUD; Capital Fund Program; 5-Year Plan](#). Additionally, Goldsboro consulted the majority of these parties on matters related to resources and needs to prepare, to prevent, and to respond to COVID-19. As is discussed throughout this ConPlan, Goldsboro is dedicated to

increasing its affordable housing inventory to ensure residents of all income levels can find housing in Goldsboro — and to providing resources toward supportive services. To this end, Goldsboro staff will continue to stay engaged with the affordable housing and supportive service community.

**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:**

As noted in this section, Goldsboro consulted with members of the North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee on the ConPlan process, discussed the needs of Goldsboro residents experiencing homelessness, and explored solutions for addressing those needs. Additionally, Goldsboro consulted members of the Committee on matters related to resources and needs to prepare for, to prevent the spread of, and to respond to COVID-19.

**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:**

Goldsboro is not the lead agency for Emergency Shelter Grant (ESG) funds provided by HUD; however, Eastpointe is a recipient of ESG funds. Eastpointe utilizes ESG funds as one source to address the needs of homeless and special needs individuals and families. Through a Request for Proposal (RFP), nonprofit agencies are funded for providing services such as Emergency Shelter, Homeless Prevention Activities; or Rapid Re-housing. These priorities are evaluated annually and taken into consideration for standardized performance measures and outcomes by Eastpointe and all stakeholders. Eastpointe and ESG subrecipients utilize Emergency Solutions Grants (ESG) Program HMIS Manual to support data collection, programming, and reporting efforts of Homeless Management Information System (HMIS). Goldsboro has a partnership with Eastpointe to support its efforts and programs to address the needs of homeless and special needs individuals and families.

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

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

Sort #	Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
1	Goldsboro Planning Department	Other government – Local <b>Optional Designation(s):</b> Grantee Department	Housing Need Assessment; Public Housing Needs; Non-Homeless Special Needs; Market Analysis; Anti-poverty Strategy, and Barriers to Affordable Housing and Transportation
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> The Goldsboro Planning Department was consulted by one-on-one interviews to assist Grant Administer to develop the needs, priorities, and goals of the ConPlan and AAP.			

Sort #	Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
2	Wayne County Public Schools	Service – Children; Service – Education; Other: AdvancED Accredited Public School System <b>Optional Designation(s):</b> Major Employer	Public Housing Needs; Homeless Needs – Families with Children; Homelessness Strategy; Non-Homeless Special Needs; Market Analysis; Economic Development; Anti-poverty Strategy; Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> Wayne County Public Schools was consulted by one-on-one interview and stakeholder survey to assist Grant Administer to develop the needs, priorities, and goals of the ConPlan and AAP.			
3	MC Morgan & Associates, Inc.	Housing	Housing Need Assessment; Non-Homeless Special Needs; Market Analysis; and Other: Barriers to Affordable housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> MC Morgan & Associates, Inc. was consulted by one-on-one interviews to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			
4	North Carolina Housing Finance Agency	Other government - State	Housing Need Assessment; Market Analysis; Anti-poverty Strategy; and Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> North Carolina Housing Finance Agency was consulted by one-on-one interviews to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			
5	Housing Authority of the City of Goldsboro	PHA	Housing Need Assessment; Public Housing Needs; Homeless Needs – Chronically Homeless; Homeless Need – Families with Children; Homelessness Need – Veterans; Homelessness Strategy; Non-Homelessness Special Needs; Market Analysis; Lead-Based Paint Strategy; Anti-poverty Strategy; and Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> Housing Authority of the City of Goldsboro was consulted by one-on-one conversations, funding application submission process, and stakeholder survey to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			

Sort #	Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
6	Habitat for Humanity of Goldsboro-Wayne	Housing and Other: Community Housing Development Organization (CHDO)	Housing Need Assessment; Homeless Needs – Chronically Homeless; Homeless Need – Families with Children; Homelessness Need – Veterans; Homelessness Strategy; Non-Homelessness Special Needs; Market Analysis; Lead-Based Paint Strategy; Anti-Poverty Strategy; and Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> Habitat for Humanity of Goldsboro-Wayne was consulted by emails and stakeholder survey to assist Grant Administer to develop the needs, priorities, and goals of the ConPlan and AAP.			
7	Wayne Community College	Services - Education; Services – Employment; and Other: Accredited Community College and Workforce Innovation & Opportunity Act (WIOA) Grantee Administer	Homelessness Strategy; Non-Homeless Special Needs; Market Analysis; Economic Development; Anti-Poverty Strategy; Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> Wayne Community College was consulted by one-on-one interviews and stakeholder survey to assist Grant Administer to develop the needs, priorities, and goals of the ConPlan and AAP.			
8	Eastpointe, LME	Housing; Services – Housing; Services – Children; Services – Elderly Persons; Services – Persons with Disabilities; Services – Persons with HIV/AIDS; Services-homeless	Housing Need Assessment; Homeless Needs – Chronically homeless; Homeless Need – Families with Children; Homelessness Need – Veterans; Homelessness Needs – Unaccompanied youth; Homelessness Strategy; Non-Homelessness Special Needs; Market Analysis; Anti-Poverty Strategy; and Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> Eastpointe, LME was consulted by one-on-one interviews and stakeholder survey to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			

Sort #	Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
9	WATCH Mobile Medical Unit (Wayne UNC Health)	Health Agency	Homeless Needs – Chronically homeless; Homeless Needs – Families with children; Homelessness Needs – Veterans; Homelessness – Unaccompanied youth; Anti-poverty Strategy; Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> WATCH Mobile Medical Unit (Wayne UNC Health) was consulted by one-on-one interviews, email, and stakeholder survey to assist Grant Administer to develop the needs, priorities, and goals of the ConPlan and AAP.			
10	North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee	Housing, Services – Housing; Services – Children; Services – Persons with Disabilities; Services – Victims of Domestic Violence; Services – Homeless; Services – Employment; and other: Non-Profits	Housing Need Assessment; Public Housing Needs; Homeless Needs – Chronically Homeless; Homeless Need – Families with Children; Homelessness Need – Veterans; Homelessness Needs – Unaccompanied Youth; Homelessness Strategy; Non-Homelessness Special Needs; Market Analysis; Anti-Poverty Strategy; and Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> The North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee was consulted by one-on-one interviews, and stakeholder survey to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			
11	Wayne Action Group for Economic Solvency (WAGES)	Services – Housing; Services – Children; Services – Elderly Persons; Services – Persons with Disabilities; Services – homeless; Services – Employment; and Other: Community Action Agency	Housing Need Assessment; Public Housing Needs; Homeless Needs – Chronically homeless; Homeless Need – Families with children; Homelessness Need – Veterans; Homelessness Needs – Unaccompanied youth; Homelessness Strategy; Non-Homelessness Special Needs; Market Analysis; Anti-poverty Strategy; and Other: Barriers to Affordable housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> Wayne Action Group for Economic Solvency (WAGES) was consulted by one-on-one interviews, email, and stakeholder survey to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			

Sort #	Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
12	County of Wayne (Departments: Environmental Health, Social Services, and Health Dept.)	Services – Children; Services – Elderly Persons; Services – Persons with Disabilities; Services – homeless; Services – Health; Health Agency; Child Welfare Agency; Agency – Emergency Management <b>Optional Designation(s):</b> Major Employer	Housing Need Assessment; Homeless Needs – Chronically homeless; Homeless Need – Families with children; Homelessness Need – Veterans; Homelessness Needs – Unaccompanied youth; Homelessness Strategy; Non-Homelessness Special Needs; Market Analysis; Anti-poverty Strategy; and Other: Barriers to Affordable housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> County of Wayne (Departments: Environmental Health, Social Services, and Health Dept.) was consulted by one-on-one interviews and stakeholder survey to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			
13	Development Finance Initiative – UNC SOG Chapel Hill	Services – Housing; Services – Education; Services – Health; Planning Organization; and Other: <b>Optional Designation(s):</b> Foundation	Housing Need Assessment; Homeless Needs – Chronically homeless; Homeless Need – Families with children; Homelessness Need – Veterans; Homelessness Needs – Unaccompanied youth; Homelessness Strategy; Non-Homelessness Special Needs; Market Analysis; Anti-poverty Strategy; and Other: Barriers to Affordable housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> Development Finance Initiative – UNC SOG Chapel Hill was consulted by one-on-one interviews to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			
14	Wayne UNC Health	Health Agency <b>Optional Designation(s):</b> Major Employer	Homeless Needs – Chronically homeless; Homeless Needs – Families with children; Homelessness Needs – Veterans; Homelessness – Unaccompanied youth; Anti-poverty Strategy; Other: Barriers to Affordable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> Wayne UNC Health was consulted by one-on-one interview to assist Grant Administer in the development of the needs, priorities, and goals of the ConPlan and AAP.			

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

All types of organizations and agencies were welcome. No agencies were intentionally left out of the consultation process associated with the development of the ConPlan.

**Describe other local/regional/state/federal planning efforts considered when preparing the Plan:**

Sort #	Name of Plan*	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
1	Continuum of Care	Eastpointe, LME	Both plans seek to make the strongest cases to address root causes of homelessness by developing and implementing data-driven strategies that are focused on permanent housing and appropriate services.
2	Annual Agency Plan, 5-Year Plan, & Capital Fund Plan	Housing Authority of the City of Goldsboro	Both plans seek to make the strongest cases to provide programs and activities to PHA residents and residents whom may reside near a PHA development to have decent living environments, have accessibility and availability to affordable housing, and have access to economic opportunities.
3	Title VI Plan	Goldsboro MPO, Planning Dept.	Both plans seek to ensure that no service or program will exclude any person protected under Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.
4	Urbanized Area Comprehensive Plan	City of Goldsboro	Both plans seek to guide Goldsboro's future long-term growth and development for Goldsboro residents; especially, in or near LMA.
5	Urban Area 2040 Metropolitan Transportation Plan	Goldsboro MPO, Planning Dept.	Both plans seek to make the strongest cases possible for investment in availability and accessibility of mobility needs for Goldsboro residents, especially, in or near LMA.
6	Benefits of Housing Reports (Education, Health, & Communities)	North Carolina Housing Finance Agency	Both plans seek to make the strongest cases possible for investment in affordable housing.
7	Inclusionary Zoning: A Guide to Ordinances and the Law	Development Finance Initiative – UNC SOG Chapel Hill	Both plans seek to make the strongest cases possible for investment in affordable housing by encouraging housing developers to set aside a portion of new development for housing that is affordable to households in a certain income bracket.

**Table – Other Local/regional/federal planning efforts**



**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)):**

In preparation for developing the draft FY20-24 ConPlan and FY20-21 AAP, Goldsboro consulted with non-profit and for-profit housing developers, community members, non-profit agencies, advocacy groups, government and industry representatives to discuss housing and community development needs. In addition, Goldsboro consulted with representatives of organizations focused on the needs of the elderly, fair housing, childcare and youth services, public housing, transportation, and health services, broadband and resiliency.

**Narrative (optional):**

Goldsboro has no further narrative to provide.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

**Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting:**

In preparation for developing the draft FY20-24 ConPlan and FY20-21 AAP, Goldsboro consulted with non-profit and for-profit housing developers, community members, non-profit agencies, advocacy groups, government and industry representatives to discuss housing and community development needs. In addition, Goldsboro consulted with representatives of organizations focused on the needs of the elderly, fair housing, childcare and youth services, public housing, transportation, and health services, broadband and resiliency. Avenues for engagement included stakeholder and resident surveys, one-on-one interviews and one public hearing before the Commission on Community Relations and Development.

**Citizen Participation Outreach**

Sort	Mode of Outreach	Target of Outreach	Summary of response/attendance
1	Stakeholder Survey	Other: Local and regional institutional delivery systems	The survey was completed by 44 individuals and 26 stakeholders.
	<b>Summary of comments received:</b>		A wide range of comments focused on topics relating to non-housing needs and housing needs. Identification of stakeholders' comments of who need to be considered in achieving program goals and whose participation and support are crucial to program success.
	<b>Summary of comments not accepted and reasons:</b>		All comments were accepted.
	<b>URL (if applicable):</b>	<a href="https://www.surveymonkey.com/r/3XPSGX8">https://www.surveymonkey.com/r/3XPSGX8</a> ; <a href="https://www.goldsboronc.gov/cpt_notices/housing-and-community-needs-survey/">https://www.goldsboronc.gov/cpt_notices/housing-and-community-needs-survey/</a> ; and <a href="https://www.facebook.com/photo/?fbid=3620767767998435&amp;set=a.269839693091276">https://www.facebook.com/photo/?fbid=3620767767998435&amp;set=a.269839693091276</a>	
2	Resident Survey	Minorities; Non-English Speaking (Hispanic); Persons with disabilities; Residents of Public and Assisted Housing; Other: - LMI persons	The survey was retrieved by 141 individuals and 56 residents responded.
	<b>Summary of comments received:</b>		A wide range of comments focused on topics relating to non-housing needs and housing needs: household affordability, accessibility, the needs of homeless and very low-income citizens, the dispersion of affordable housing, discrimination, and barriers to affordable housing were received.
	<b>Summary of comments not accepted and reasons:</b>		All comments were accepted.

Sort	Mode of Outreach	Target of Outreach	Summary of response/attendance
	URL (if applicable):	<a href="https://www.surveymonkey.com/r/2HQ7PK3">https://www.surveymonkey.com/r/2HQ7PK3</a> <a href="https://www.goldsboronc.gov/cpt_notices/housing-and-community-needs-survey/">https://www.goldsboronc.gov/cpt_notices/housing-and-community-needs-survey/</a> <a href="https://www.facebook.com/photo/?fbid=3620767767998435&amp;set=a.269839693091276">https://www.facebook.com/photo/?fbid=3620767767998435&amp;set=a.269839693091276</a> <a href="https://twitter.com/cityofgoldsboro/status/1254884670128427016?s=20">https://twitter.com/cityofgoldsboro/status/1254884670128427016?s=20</a> <a href="https://www.linkedin.com/feed/update/urn:li:activity:6661350592557965312">https://www.linkedin.com/feed/update/urn:li:activity:6661350592557965312</a> <a href="https://www.instagram.com/p/B_h3l8bh5D/?igshid=fup5vt39p090">https://www.instagram.com/p/B_h3l8bh5D/?igshid=fup5vt39p090</a>	
3	Newspaper Ad	Non-targeted/broad community	This ad was included in the Goldsboro News Argus publication (May 12, 2020) to solicit public attendance and comments during the Virtual public hearing.
	Summary of comments received:	Virtual meeting related to housing and non-housing needs for ConPlan before the Commission on Community Relations and Development.	
	Summary of comments not accepted and reasons:	Not Applicable	
	URL (if applicable):	See Sort #4 and summary for links	
4	Public Meeting	Non-targeted/broad community	Goldsboro's Facebook page had 24 live viewers of the virtual public meeting, as of May 27, 2020 viewed for a total of 891 minutes, shared 4 times, 24 comments, 9 Facebook emoji responses, and 764 views. The Webex platform, video and audio, had 14 attendees participating live.
	Summary of comments received:	Comments received related to the purpose of the meeting (housing and non-housing needs) was privately-owned property conversion to rental property, workforce housing, how to access draft of ConPlan and AAP, and COVID-19 needs (masks) for at-risk populations.	
	Summary of comments not accepted and reasons:	All comments were accepted.	
	URL (if applicable):	<a href="https://cognc.webex.com/cognc/j.php?MTID=mda932570d7409ec89b5951f443a2923e">https://cognc.webex.com/cognc/j.php?MTID=mda932570d7409ec89b5951f443a2923e</a> ; <a href="https://www.facebook.com/photo/?fbid=3668916533183558&amp;set=a.269839693091276">https://www.facebook.com/photo/?fbid=3668916533183558&amp;set=a.269839693091276</a> ; <a href="https://www.goldsboronc.gov/wp-content/uploads/REV.-Goldsboro-FY20-24-ConPlan-FY20-21-AAP-Virtual-Public-Mtg.-Notice.pdf">https://www.goldsboronc.gov/wp-content/uploads/REV.-Goldsboro-FY20-24-ConPlan-FY20-21-AAP-Virtual-Public-Mtg.-Notice.pdf</a> ;and <a href="http://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/">http://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/</a>	
5	Newspaper Ad	Non-targeted/broad community	This ad was included in the Goldsboro News Argus publications (May 15, 2020) to solicit public review and comments on the FY20-24 ConPlan and FY20-21 AAP for the thirty-day public comment review period.
	Summary of comments received:	Comment review period were related to opposition to Goldsboro's citizen participation process, the allocation of funds and questions on information obtained through the consultation from agencies along with suggestions for other strategies and areas of concerns proposed for Goldsboro consideration within the ConPlan and AAP.	
	Summary of comments not accepted and reasons:	All comments were accepted.	
	URL (if applicable):		
6	Public Hearing	Non-targeted/broad community	Public hearing will be held on June 15, 2020 at 7:00 p.m. during the City Council mtg.
	Summary of comments received:	Comment review period were related to opposition to Goldsboro's citizen participation process, the allocation of funds and questions on information obtained through the consultation from agencies along with suggestions for other strategies and areas of concerns proposed for Goldsboro consideration within the ConPlan and AAP.	
	Summary of comments not accepted and reasons:	All comments will be accepted from the public hearing.	
	URL (if applicable):	<a href="http://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/">http://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/</a>	

**Table – Citizen Participation Outreach**

# Need Assessment

## NA-05 Overview

### Needs Assessment Overview:

Cost burden and severe cost burden, for both renter and owner households, are the most common housing problem in Goldsboro. Goldsboro has continued to experience a decline in population growth. Goldsboro's population and household decline has been driven by neighboring cities and communities' progressive diverse economy, availability of multifamily unit developments for working individuals and families, and Goldsboro's shortage of affordable and decent housing from aging housing stock and loss through two Hurricanes (Mathew and Florence) to name a few. Goldsboro is finding that most households with disproportionately greater needs are implement strategies contributing to underlying issues in health and mental care, safety, generational poverty and amongst others to afford paying for housing and daily living costs. Majority of the data source found within the Needs Assessment section is defaulted to pull from Comprehensive Housing Affordability Strategy (CHAS) FY11-15. Therefore, Goldsboro will provide as added context FY12-16 CHAS data to benefit from the most recent data available, as well.

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

### Summary of Housing Needs:

This section of the ConPlan examines housing, community and economic development needs of residents. As required by HUD, the assessment is based on an analysis of "disproportionate needs" tables—discussed below—and informed by resident input and stakeholder consultation. The top housing, community and economic development needs, according to input from residents and stakeholders, and disproportionate needs tables, include, but not limited to:

- **Affordable rental housing** (including non-homeless special needs populations and persons transitioning out of domestic violence or federal funded public housing), **sustainable working wages**, and **accessible ownership opportunities** for LMI residents who would like to buy homes. Cost burden and severe cost burden are the most common housing problem in Goldsboro. Please note: non-homeless special needs populations as it relates to this discussion foremost impacted include households containing persons with a disability, elderly households, large families, female headed households with children, and those at risk of homelessness. It should not be overlooked the shortage of adequate affordable housing (workforce housing) for working individuals and families that are Goldsboro's young professionals, teachers, public service employees, retail and restaurant worker, and office professionals to name a few.
- Households with disproportionately greater needs are LMI households and residents belonging to a racial/ethnic minority—particularly non-Asian minorities and non-Whites—are more affected by housing problems than higher income and non-Hispanic white households.
- Non-Housing Community Development needs (public facilities/infrastructure, public services, and supportive services) are among issues certain demographics within Goldsboro carry a disproportionate burden.

### Demographics

	Base Year:	2010	Most Recent Year:	2018	% Change:
Population:		36,816		34,972	-5%
Households:		14,130		12,914	-9%
Median Income:		\$40,787*		\$40,791*	0%
<b>Date Source(s):</b>	US Census Bureau 2010 & 2018 American Community Survey 1-Year Estimates, and *US Census Bureau 2010 & 2018 American community Survey 1-Year Estimates (Inflation-Adjusted Dollars)				

## Number of Households

	0-30% HAFMI	>30-50% HAFMI	>50-80% HAFMI	>80-100% HAFMI	>100% HAFMI
Total Households:	2510	1890	2430	1220	6065
Small Family Households:	995	690	1050	540	2510
Large Family Households:	189	110	245	140	260
Household contains at least one person 62-74 years of age:	320	425	385	170	1285
Household contains at least one person age 75 or older:	210	265	335	230	785
Households with one or more children 6 years old or younger:	910	320	633	160	520
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15				

## Housing Needs Summary Tables

	Renter					Owner				
Housing Problems (Households with one of the listed needs)	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
NUMBER OF HOUSEHOLDS										
Substandard Housing	90	85	90	10	275	60	25	10	0	95
Lacking complete plumbing or kitchen facilities										
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	0	20	4	99	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	15	35	35	210	0	0	15	50	65
Housing cost burden greater than 50% of income (and none of the above problems)	920	655	180	0	1755	95	130	120	65	410
Housing cost burden greater than 30% of income (and none of the above problems)	430	450	720	250	1850	40	120	275	135	570
Zero/negative Income (and none of the above problems)	190	0	0	0	190	10	0	0	0	10
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15									

<b>Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden).</b>	<b>Renter</b>					<b>Owner</b>				
	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>&gt;80-100% AMI</b>	<b>Total</b>	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>&gt;80-100% AMI</b>	<b>Total</b>
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1215	755	320	54	2344	155	155	155	115	580
Having none of four housing problems	910	755	7360	655	3680	40	225	600	405	1270
Household has negative income, but none of the other housing problems	190	0	0	0	190	10	0	0	0	10
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15									

<b>Cost Burden &gt; 30%</b>	<b>Renter</b>				<b>Owner</b>			
	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>
NUMBER OF HOUSEHOLDS								
Small Related	635	450	495	1580	14	84	145	243
Large Related	128	95	80	303	0	0	89	89
Elderly	339	320	160	819	105	139	120	364
Other	494	350	230	1074	80	50	44	174
Total need by income	1596	1215	965	3776	199	273	398	870
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15							

<b>Cost Burden &gt; 50%</b>	<b>Renter</b>				<b>Owner</b>			
	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>
NUMBER OF HOUSEHOLDS								
Small Related	440	215	80	735	10	40	45	95
Large Related	124	80	20	224	0	0	4	4
Elderly	210	185	60	455	80	54	45	179
Other	344	265	25	634	10	40	25	75
Total need by income	1118	745	185	2048	100	134	119	353
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15							

<b>Crowding (More than one person per room)</b>	<b>Renter</b>					<b>Owner</b>				
	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>&gt;80-100% AMI</b>	<b>Total</b>	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>&gt;80-100% AMI</b>	<b>Total</b>
NUMBER OF HOUSEHOLDS										
Single family households	185	15	20	39	259	0	0	19	50	69
Multiple, unrelated family households	15	0	0	0	15	0	0	10	0	10
Other, non-family households	0	0	35	0	35	0	0	0	0	0
Total need by income	200	15	55	39	309	0	0	29	50	79
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15									

	<b>Renter</b>				<b>Owner</b>			
	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>
Households with Children Present	200	15	55	270	0	0	29	29
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15							

**Comprehensive Housing Affordability Strategy ("CHAS") data**

Summary Level: City

Created on: March 31, 2020

Data for: Goldsboro city, North Carolina

Year Selected: 2012-2016 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	175	2,255	2,430	
Household Income >30% to less-than or= 50% HAMFI	410	1,720	2,130	
Household Income >50% to less-than or= 80% HAMFI	850	1,790	2,640	
Household Income >80% to less-than or=100% HAMFI	490	685	1,175	
Household Income >100% HAMFI	2,985	2,485	5,470	
Total	4,910	8,940	13,850	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	1,375	4,290	5,665	
Household has none of 4 Housing Problems	3,520	4,475	7,995	
Cost burden not available, no other problems	15	175	190	
Total	4,910	8,940	13,850	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	565	2,445	3,010	
Household has none of 4 Severe Housing Problems	4,330	6,320	10,650	
Cost burden not available, no other problems	15	175	190	
Total	4,910	8,940	13,850	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	3,629	4,720	8,349	
Cost Burden >30% to less-than or= 50%	870	1,950	2,820	
Cost Burden >50%	395	2,090	2,485	
Cost Burden not available	15	180	195	
Total	4,910	8,940	13,850	
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problem	Total
Household Income less-than or= 30% HAMFI	1,665	579	190	2,430



Household Income >30% to less-than or= 50% HAMFI	1,675	455		2,130
Household Income >50% to less-than or= 80% HAMFI	1,495	1,145		2,640
Household Income >80% to less-than or= 100% HAMFI	455	715		1,175
Household Income >100% HAMFI	375	5,105		5,470
Total	5,665	7,995	190	13,850
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	1,510	575	175	2,255
Household Income >30% to less-than or= 50% HAMFI	1,355	365		1,720
Household Income >50% to less-than or= 80% HAMFI	1,025	765		1,790
Household Income >80% to less-than or= 100% HAMFI	265	415		685
Household Income >100% HAMFI	135	2,355		2,485
Total	4,290	4,475	175	8,940
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	155	4	15	175
Household Income >30% to less-than or= 50% HAMFI	320	90		410
Household Income >50% to less-than or= 80% HAMFI	470	380		850
Household Income >80% to less-than or= 100% HAMFI	190	300		490
Household Income >100% HAMFI	240	2,750		2,985
Total	1,375	3,520	15	4,910
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,630	1,110	2,435	
Household Income >30% to less-than or= 50% HAMFI	1,675	1,015	2,130	
Household Income >50% to less-than or= 80% HAMFI	1,365	295	2,640	



Household Income >80% to less-than or= 100% HAMFI	340	45	1,170	
Household Income >100% HAMFI	300	20	5,475	
Total	5,310	2,485	13,850	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,470	1,035	2,255	
Household Income >30% to less-than or= 50% HAMFI	1,355	895	1,720	
Household Income >50% to less-than or= 80% HAMFI	930	160	1,790	
Household Income >80% to less-than or= 100% HAMFI	205		685	
Household Income >100% HAMFI	80		2,485	
Total	4,040	2,090	8,940	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	155	75	175	
Household Income >30% to less-than or= 50% HAMFI	320	120	410	
Household Income >50% to less-than or= 80% HAMFI	435	135	850	
Household Income >80% to less-than or= 100% HAMFI	135	45	490	
Household Income >100% HAMFI	220	20	2,985	
Total	1,265	395	4,910	

**Describe the number and type of single person households in need of housing assistance:**

Based on the US Census Bureau 2018 American Community Survey 1-Year Estimates, Goldsboro single-person household characteristics are (Male-householder, no wife present, family household – 2,311 and Female-householder, no husband present, family household – 10,793). The data also shows Owner-occupied householders are (Male-householder, no wife present, family household – 51 % of 2,311 total and Female-householder, no husband present, family household – 41% of 10,793 total) and Renter-occupied householders (Male-householder, no wife present, family household – 49% of 2,311 total and Female-householder, no husband present, family household – 59% of 10,793 total). With over half of renters in the City being cost burdened, it is likely that single person households (7,500) in Goldsboro face significant economic struggles and will need housing cost at 30% or below their total income to survive. Householder (65 and over) living alone make up 11% of total households in Goldsboro and will need physical and disabled accessible housing units.

**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:**

Based on the US Census Bureau 2018 American Community Survey 1-Year Estimates, Goldsboro's disabled population make up 19% (19,506) of the total population with one or more types of disabilities (difficulty with hearing, vision, cognitive, ambulatory, self-care or independent living to name a few) that could be in need of handicap-accessible

housing. Based on NC Department of Administration (DOA) Goldsboro had 850 calls reporting domestic violence incidents with 213 residents who experienced domestic violence seeking help with housing and other services. NC DOA also reported 11 calls reporting sexual assault incidents with 72 residents who experienced sexual assault seeking help with housing and other services.

**What are the most common housing problems:**

Affordability and availability in Goldsboro are the most common housing problems. Cost burden and serve cost burden, for both renter and owner households, are also the most common housing problems based on the data.

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

Based on the data "small related" renters and "elderly" owner households are the most affected by cost burden in numbers and proportion. Tables show 2,316 small related renter households and 543 elderly owner households are cost burdened, which combined make up 41 percent of all households that are cost burdened.

**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 91.205(c)/91.305(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:**

For the purposes of this ConPlan, low income individuals and families at risk of homeless were defined as those who have skipped a housing payment or sought additional employment to pay expenses and/or have sacrificed basic needs to pay their housing costs. Households that have experienced foreclosures are another measure of the proportion of residents at risk of homelessness. Based on the US Census Bureau 2018 American Community Survey 1-Year Estimates, Goldsboro has 1,666 owner-occupied housing units with a mortgage that have a second mortgage or home equity loan borrowed to either pay off other debts, complete home improvement projects or to make purchase the owner would not be able to make without one of the two loans.

Note: Goldsboro does not receive funds for rapid re-housing assistance - this funding is granted to Eastpointe.

**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:**

Goldsboro does not provide these estimates. Instead, Goldsboro relied on the data from Comprehensive Housing Affordability Strategy (CHAS) FY11-15 and FY12-16.

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

Housing costs rising more rapidly than wages, job loss or hours being cut back, and housing condition deterioration are linked to instability and increase risk of homelessness. Households/individuals who have skipped a housing payment or sought additional employment to pay expenses and/or have sacrificed basic needs to pay their housing costs are also at an increased risk. Households that have experienced foreclosures are another measure of the proportion of residents at risk of homelessness.

**Discussion:**

Goldsboro has no further discussion to provide.

## NA-15 Disproportionately Greater Need: 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:

A disproportionately greater need exists when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 72 percent of low-income Black/African American households have a housing problem. In this case, low-income Black/African American households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Disproportionate housing needs in a population are defined as having one or more of the following four housing problems in greater proportion than the jurisdiction as a whole or than Whites: 1) Living in housing that lacks complete kitchen facilities, 2) Living in housing that lacks complete plumbing facilities, 3) More than one person per room (overcrowded), and 4) Cost burden greater than 30 percent of Area Median Income (AMI).

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

Housing Problem	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:	1835	485	200
White:	270	150	20
Black/African American:	1350	335	170
Asian:	70	0	0
American Indian/Alaska Native:	50	0	10
Pacific Islander:	0	0	0
Hispanic:	80	0	0
* 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%			
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

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

Housing Problem	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:	1485	410	0
White:	375	115	0

<b>Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black/African American:	950	275	0
Asian:	45	0	0
American Indian/Alaska Native:	0	0	0
Pacific Islander:	0	0	0
Hispanic:	75	0	0
* 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%			
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

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

<b>Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole:	1475	960	0
White:	495	335	0
Black/African American:	739	535	0
Asian:	50	0	0
American Indian/Alaska Native:	0	0	0
Pacific Islander:	0	0	0
Hispanic:	145	74	0
* 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%			
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

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

<b>Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole:	550	675	0
White:	205	360	0
Black/African American:	270	259	0
Asian:	0	4	0
American Indian/Alaska Native:	0	0	0

<b>Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Pacific Islander:	0	0	0
Hispanic:	75	40	0
* 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%			
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

#### **Discussion:**

Based on the data all AMI levels show that Black/African American is a racial or ethnic group with a disproportionately greater need than another group.

## **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:**

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Goldsboro households that have severe housing needs by income, race, and ethnicity. Needs are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50 percent.

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

<b>Severe Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole:	1370	950	200
White:	180	234	20
Black/African American:	980	710	170
Asian:	70	0	0
American Indian/Alaska Native:	40	10	10
Pacific Islander:	0	0	0
Hispanic:	80	0	0
* 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%			
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

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

<b>Severe Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole:	910	980	0
White:	219	265	0
Black/African American:	600	630	0
Asian:	45	0	0
American Indian/Alaska Native:	0	0	0
Pacific Islander:	0	0	0
Hispanic:	10	65	0
* 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%			
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

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

<b>Severe Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole:	475	1960	0
White:	185	655	0
Black/African American:	210	1065	0
Asian:	10	40	0
American Indian/Alaska Native:	0	0	0
Pacific Islander:	0	0	0
Hispanic:	35	185	0
* 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%			
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

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

<b>Severe Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole:	169	1060	0

<b>Severe Housing Problem</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
White:	69	490	0
Black/African American:	65	470	0
Asian:	0	4	0
American Indian/Alaska Native:	0	0	0
Pacific Islander:	0	0	0
Hispanic:	30	85	0
* 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%			
<b>Date Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

#### **Discussion:**

Based on the data lower AMI levels (0%-80%AMI) show that Black/African American is a racial or ethnic group with a disproportionately greater need with severe housing problems than another group. It also shows that AMI level (80%-100%) identify White households as a racial or ethnic group with a disproportionately greater need with severe housing problems than another group.

### **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:**

Cost burden is experienced when a household pays more than 30 percent of their gross household income toward housing costs, including utilities, insurance, and property taxes.

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No/negative income (not computed)</b>
Jurisdiction as a whole:	8380	300	2485	200
White:	3975	1010	495	20
Black/African American:	3980	1755	1630	170
Asian:	68	40	125	0
American Indian/Alaska Native:	14	10	40	10
Pacific Islander:	0	0	0	0
Hispanic:	255	235	125	0
* 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%				

Housing Cost Burden	<=30%	30-50%	>50%	No/negative income (not computed)
Date Source(s):	Comprehensive Housing Affordability Strategy (CHAS) FY11-15			

**Discussion:**

Based on the data in Goldsboro, Black/African American households (7,365) face housing cost burden disproportionately to all Goldsboro households and White households (5,480) coming in second.

## **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:**

Differences in housing needs by race and ethnicity can also be assessed by differences in homeownership, access to publicly-assisted housing, and the experience finding housing. It has been assessed, homeownership rates for Black/African American residents are substantially lower than for non-Hispanic white residents.

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

Resident survey identified displacement—having to move when a resident did not want to move—as a key housing need in Goldsboro. The survey also indicated minority residents and resident with children, felt they were more likely than others to be treated poorly by landlords or to face housing discrimination.

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

There were several Census tracts—primarily in (Census tracts 15, 14, 18 and 19)—with concentrations of Black/African American residents.



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

### Introduction:

Goldsboro has two Public Housing Authorities (PHAs) within its jurisdiction, it should be noted that both PHAs are independently owned and managed. Goldsboro does hold the responsibility to appoint board members to the governing board for the Housing Authority of the City of Goldsboro (HACG). Eastern Carolina Regional Housing Authority governing board appointments are made by the County of Wayne.

### Total In Use

Program Type				Vouchers					
	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Special Purpose Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers in use:	231		1190	237		237	27		15
<b>*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition</b>									
<b>Date Source(s):</b>	HACG proposed <a href="#">Annual Agency Plan and 5-Year Plan including HUD; Capital Fund Program; 5-Year Plan</a>								

### Characteristics of Residents

Program Type				Vouchers				
	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Special Purpose Vouchers	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission:			33				14	
# of Elderly Program Participants (>62):			278			48	3	
# of Disabled Families:			396			89	8	

Program Type								
				Vouchers				
	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Special Purpose Vouchers	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features:								
# of HIV/AIDS program participants:								
# of DV victims:								
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition								
<b>Date Source(s):</b>	Housing Authority of the City of Goldsboro							

#### Race of Residents

Program Type									
				Vouchers					
	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Special Purpose Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White:			204			11	2		1
Black/African American:			2321			194	12		5
Asian:			3						
American Indian/Alaska Native:			3						
Pacific Islander:			1						
Other:						2			1
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

Program Type									
					Vouchers				
		Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Special Purpose Vouchers	
								Veterans Affairs Supportive Housing	Family Unification Program
Date Source(s):	Housing Authority of the City of Goldsboro								

#### Ethnicity of Residents

Program Type									
				Vouchers					
Ethnicity	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Special Purpose Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic:			95			4			
Not Hispanic:			2427			205	14		7
<b>*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition</b>									
<b>Date Source(s):</b>	Housing Authority of the City of Goldsboro								

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

As of October 8, 2019, the total number of HACG public housing applicants on the waiting list was 364. The greatest need of units by bedroom size on the waitlist continues to be the one (1) bedroom units, which has 212 applicants. At least 96% of families on the waiting list fall in the extreme low income range. The average wait time on HACG public housing waiting list is nine to twelve months for elderly units and three to six months for families. On average, twenty-nine (29) percent of HACG residents reside 2-5 years in the unit. The annual turnover rate was 13% with 144 turned over units. The HACG public housing waitlist is currently open.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders:**

<b>Housing Authority of the City of Goldsboro Waiting List</b>		
	<b># of Families</b>	<b>% of Total Families</b>
Waiting List Total:	364	
Extremely Low Income (<=30% AMI):	348	95.6%
Very Low Income (>30% but <=50% AMI):	9	2.5%
Low Income (>50% but <80% AMI):	7	1.9%
Families with Children:	128	35.2%
Elderly Families:	30	8.2%
Families with Disabilities:	126	34.6%
Race/Ethnicity (White):	42	11.5%
Race/Ethnicity (Black):	316	86.8%%
Race/Ethnicity (Asian/Other):	0	3%
Race/Ethnicity (Hispanic):	11	3%

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

The needs of low income Goldsboro residents with housing vouchers are similar to those of low income renters without vouchers: affordable housing is a prevalent issue for Goldsboro and the needs of housing authority residents are further exasperated due to lack of financial resources, loss of employment, illness, etc., to pay rents in a tight economy of which Goldsboro and the nation is undergoing. Additionally, the need for affordable senior housing is also comparable to the housing needs of the population at large as the baby boomers and increase in the senior/elderly population.

#### **Discussion:**

Goldsboro has no further discussion to provide.

## **NA - 40 Homeless Needs Assessment - 91.205 (c)**

#### **Introduction:**

Homelessness is a very complex issue that is difficult to fully address. The primary reason for this difficulty is that homelessness does not have just one cause, instead it has many causes with interrelated variables. The cause of any single person or family's homelessness often lies at the convergence of many events and conditions. Due to this complexity, addressing homelessness requires a collaborative and community-based approach with a variety of resources available for those in need.

Homeless Needs Assessment:

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren):	5	2	42	35	14	No Data Available
Persons in Households with Only Children:	0	0	0	0	0	No Data Available
Persons in Households with Only Adults:	33	17	300	250	120	No Data Available
Chronically Homeless Individuals:	3	2	15	2	6	No Data Available
Chronically Homeless Families:	0	0	0	0	0	No Data Available
Veterans:	4	2	36	30	14	No Data Available
Unaccompanied Youth:	0	2	12	10	5	No Data Available
Persons with HIV:	0	0	0	0	0	No Data Available
<b>Date Source(s):</b>	2019 Point-In-Time Count, Eastpointe, LME					

Indicate if the homeless population is   ☐ All Rural Homeless   ☐ Partially Rural Homeless   ☒ Has No Rural Homeless

**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):**

Not applicable, please refer to the data above.

## Nature and Extent of Homelessness (Optional)

Race:	Sheltered	Unsheltered (Optional)
White:	7	13
Black or African American:	12	24
Asian:	0	0
American Indian or Alaska Native:	0	1
Pacific Islander:	0	0
Ethnicity:		
Hispanic:	1	2
Not Hispanic:	18	36
Data Source(s):	2019 Point-In-Time Count, Eastpointe, LME	

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

The result of the 2019 Point-In-Time Count indicates that there were 7 homeless families with 5 unsheltered. The data also shows 6 veterans were homeless with 4 unsheltered. Additional transitional and supportive housing is needed.

### Describe the nature and extent of homelessness by racial and ethnic group:

Black or African American race was higher with 12 homeless individuals and the Hispanic ethnicity was much higher with 18 homeless individuals.

### Describe the nature and extent of unsheltered and sheltered homelessness:

Goldsboro is showing a higher number of unsheltered (67%) homelessness than sheltered (33%) homelessness.

### Discussion:

Strides have been made over the past five years to reduce homelessness in Goldsboro. Goldsboro will continue to work with its local, regional and state partners to continue to reduce the number of Goldsboro residents in unsheltered or sheltered conditions, with the goal of moving individuals and families into permanent housing.

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

### Introduction:

This section provides data and information about special needs populations in Goldsboro, with a focus on individuals with non-homeless special needs populations include households containing persons with a disability (hearing/vision limitation, ambulatory limitation, cognitive limitation or self-care/independent living limitation), elderly households, large families, female headed households with children, limited English proficient households, and those at risk of homelessness.

### Describe the characteristics of special needs populations in your community:

Elderly – US Census Bureau 2018 American Community Survey 1-Year Estimates, indicates Goldsboro has at least 10,310 residents over the age of 59. Of these senior residents, about 4,410 have some type of housing problem—mostly cost burden. This level of need—about 17 percent of elderly households—is small relative to that of other special needs groups.

Victims of domestic violence – based on NC Department of Administration (DOA) Goldsboro had 850 calls reporting domestic violence incidents with 213 residents who experienced domestic violence seeking help with housing and other services. NC DOA also reported 11 calls reporting sexual assault incidents with 72 residents who experienced sexual assault seeking help with housing and other services. One in three domestic or dating violence situations occurred while the respondent or family member was living in Goldsboro. The Centers for Disease Control and Prevention (CDC) provides the most comprehensive data on national domestic abuse and sexual assault. According to the CDC, nearly 1 in 5 (18.3%) women and 1 in 71 men (1.4%) reported experiencing rape at some time in their lives—statistics compared to Goldsboro are higher but still relevant.

Persons with mental, physical, and developmental disabilities – based on the US Census Bureau 2018 American Community Survey 1-Year Estimates, Goldsboro's disabled population make up 19% (19,506) of the total population with one or more types of disabilities (difficulty with hearing, vision, cognitive, ambulatory, self-care or independent living to name a few) that could be in need of handicap-accessible housing.

Large families – based on CHAS FY11-15 and FY12-16 data 48% of Goldsboro's large families households have some type of housing problem. The most common housing need is related to cost burden but large households are also be more susceptible to overcrowding (CHAS data do not provide enough detail to quantify the number of large family households that are overcrowded).

At-risk of homelessness – households spending 50 percent or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. In Goldsboro, 4,802 households are severely cost burdened and therefore at-risk of homelessness.

Female-head of households with children – based US Census Bureau 2018 American Community Survey 1-Year Estimates, Goldsboro female-head of households with children make up 22% of Goldsboro total households. The poverty rate of these households are typically much higher and are most likely to struggle with rising housing costs and may need unique supports given the challenges they face.

Limited English proficient households – based US Census Bureau 2018 American Community Survey 1-Year Estimates, Goldsboro shows 91% of English only is spoken in homes, 4% of Spanish is spoken in homes, 2% Other Indo-European spoken in homes, 2% of Asian and Pacific Islander is spoken in homes, and 1% Other languages is spoken in homes. Goldsboro only has 9% of its total households that has Limited English proficient; however, it is typically a common reality that these households are living in poverty, most likely to have acute housing needs, and have trouble with accessing resources and/or housing-related documents in their native language.

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

Persons with mental, physical, and developmental disabilities – housing challenges for people with disabilities include: worrying about increasing rent or eviction if accommodation requests are made, difficulty getting around the neighborhood because of broken sides/no sidewalks/poor street lighting, and landlords refusing to make an accommodation.

Elderly households – most seniors desire to age in place but may need accessibility modifications as they age and may need additional support services in order to properly maintain their home and property. Many may also require transportation services and in-home health care at certain stages.

Large families – most common housing need is related to cost burden but large households are also more susceptible to overcrowding (CHAS data) do not provide enough detail to quantify the number of large family households that are overcrowded).

At-risk of homelessness – households spending 50 percent or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. In Goldsboro, 4,802 households are severely cost burdened and therefore at-risk of homelessness.

Female-head of households with children – female headed households with children living in poverty are the most likely to struggle with rising housing costs and may need unique supports given the challenges they face.

Limited English proficient households – these households may have trouble accessing resources and/or housing-related documents in their native language. The 9 percent of limited English proficient households are most likely to have acute housing needs.

These needs were determined through data analysis (from local, state, and federal agencies); other planning efforts in the City; Community Engagements (stakeholder and resident survey, and public meeting); and previous information obtain through the course of daily functions or interactions related to CDBG and HOME programs.

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

Goldsboro does not receive HOPWA funds directly as a Grantee. Based on data from NC HIV/AIDS Surveillance Report the County of Wayne (for which Goldsboro is the count seat) had 10.1-20 rate per 100,000 population of newly diagnosed HIV cases. The data also shows that the County of Wayne has 325 known resident diagnosed with HIV residing in the County. The newly diagnosed HIV rates among adults and adolescents in the County of Wayne was only 12 cases. The data also shows that the County of Wayne has 167 known resident diagnosed with AIDS residing in the County. The newly diagnosed AIDS rates among adults and adolescents in the County of Wayne was only 10 cases.

**Discussion:**

Goldsboro has no further discussion to provide.

## **NA-50 Non-Housing Community Development Needs - 91.215 (f)**

**Describe the jurisdiction's need for Public Facilities:**

Public facilities were not as highly ranked as public infrastructure improvements and public services in terms of overall needs in Goldsboro. Of the possible public facilities needing improvements, residents and stakeholders prioritized facilities supportive of housing (sidewalks, streetlights, energy efficiency and drainage to name a few).

**How were these needs determined:**

These needs were determined through data analysis (from local, state, and federal agencies); other planning efforts in the City; Community Engagements (stakeholder and resident survey, and public meeting); and previous information obtain through the course of daily functions or interactions related to CDBG and HOME programs.

**Describe the jurisdiction's need for Public Improvements:**

Public Improvements were highly ranked - the quality of any neighborhood plays an integral part in its livability and sustainability. Pedestrian friendly sidewalks, functional drainage, and other simply physical improvements can lead to an increased neighborhood pride and encourages more foot traffic, increasing safety. Low-income neighborhoods typically have less adequate infrastructure in place, so more assistance to address issues such as block beautification,



sewer and water drainage, streetlights and elimination of slum and blight is necessary and vital to improving and increase affordable housing.

**How were these needs determined:**

These needs were determined through data analysis (from local, state, and federal agencies); other planning efforts in the City; Community Engagements (stakeholder and resident survey, and public meeting); and previous information obtain through the course of daily functions or interactions related to CDBG and HOME programs.

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

Local supportive services for persons with special needs and lower income individuals were mentioned the most by residents and stakeholders. Some stakeholders identified a health clinic for low income residents as an acute need. It should be noted that Wayne UNC Health has the mobile WATCH clinic, but funding to expand capacity to meet a greater need among uninsured and underinsured residents typically low income or special needs is a challenge. Employment training and education was also ranked high as a need for public services.

**How were theses determined:**

These needs were determined through data analysis (from local, state, and federal agencies); other planning efforts in the City; Community Engagements (stakeholder and resident survey, and public meeting); and previous information obtain through the course of daily functions or interactions related to CDBG and HOME programs.

## Market Analysis

### MA-05 Overview

Utilizing data from the Comprehensive Housing Affordability Strategy (CHAS)—a unique dataset maintained by HUD—this section looks at the housing market and supply in Goldsboro by analyzing a variety of housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. Majority of the data source found within the Market Analysis section is defaulted to pull from Comprehensive Housing Affordability Strategy (CHAS) FY11-15. Therefore, Goldsboro will provide as added context additional data as needed to benefit from the most recent data available.

### MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

**Introduction:**

This section provides a broad overview of the types of residential units available in Goldsboro, including those that target low income residents.

**All residential properties by number of units:**

Property type	Number	%
1-unit detached structure	8255	51%
1-unit, attached structure	1035	6%
2-4 units	2915	18%

Property type	Number	%
5-19 units	1939	12%
20 or more units	1170	7%
Mobile home, boat, RV, van, etc	785	5%
Total	16099	100%
<b>Data Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15	

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	14	1%	294	3
1 bedroom	65	2%	1205	14
2 bedrooms	860	16%	3785	42
3 or more bedrooms	4298	81%	3599	41
Total	5327	100%	8883	100
<b>Data Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15			

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

The National Housing Preservation Database (NHPD) is the most comprehensive listing of publicly-supported housing, as well as units that are at risk of losing their affordability due to expiring contracts. The database reports developments that provide affordable rental housing in Goldsboro and identifies 28 properties with 2,536 units but only 34 units with some type of active subsidy requirement. Of these, all are owned and operated by private sector developers or public housing authority (PHA). Many were subsidized with Low-Income Housing Tax Credits (LIHTC) programs and only 5 properties have subsidies that expire in the 2020s. It is unclear how the private sector will operate these units once they expire, given Goldsboro's tight rental market (of more renters needing affordable rental units versus market rate units).

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

Please see the narrative section above for the details.

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

No. Utilizing methodology provided by NCHFA, a demand analysis conducted found a shortage of rental units for households earning 40 and 60 percent AMI per year. The demand has increased since the last ConPlan was conducted due to two major hurricanes (Matthews and Florence) and Goldsboro substantial aging and deteriorated housing stock. Based on the resident survey many renters stated they would like to buy or rent in Goldsboro. However, with subsidies most renters who want to be homebuyers must earn at least \$50,000 before a reasonable proportion of homes in Goldsboro are affordable to buy.

## Describe the need for specific types of housing:

Please see narrative above for details.

### Discussion:

Between 2010 and 2019 Environmental Systems Research Institute (ESRI) estimates that households decreased in Goldsboro, increased in the county and increased in the state. Over this period households in the Primary Market Area (PMA) increased at an annual rate of 0.2 percent while increasing in the county at a rate of 0.2 percent. The rate of change in the PMA over this period was slower relative to the state as a whole which increased at a moderate annual rate and also slower relative to the county which increased over this period. Between 2010 and 2024 ESRI forecasts that households will increase in Goldsboro, increase in the county and increase in the state.

Between 2000 and 2010 renter penetration rates increased in all areas. Increases over this period are consistent with the financial crisis of 2008 and lasting impacts on home ownership. Among all submarkets renter penetration is highest within Goldsboro at 58.3 percent relative to the lowest rate in the county at 37.6 percent and an overall rate of 33.3 percent in the state. Between 2010 and 2024 ESRI forecasts renter households will decrease in the PMA consistent with a decrease in the renter penetration rate over this period and relative to a increase in overall households. The forecasted decline in the renter penetration rate can likely be attributed to an aging population, with home ownership generally increasing as you move up in age.

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

### Introduction:

The following section examines the cost of housing for both homeowners and renters in Goldsboro. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

### Cost of Housing

	Base Year:	2010	Most Recent Year:	2018	% Change:
Median Home Value:		122,400		144,000	2%
Median Contract Rent:		711		781	1%
<b>Date Source(s):</b>	US Census Bureau 2010 & 2018 American Community Survey 1-Year Estimates				

Rent Paid	Number	%
Less than \$500	4194	47
\$500-\$999	3844	43
\$1,000-\$1,499	720	8
\$1,500-\$1,999	105	2
\$2,000 or more	19	1
Total	8882	100%
<b>Data Source(s):</b>	US Census Bureau 2011 & 2015 American Community Survey 5-Year Estimates	

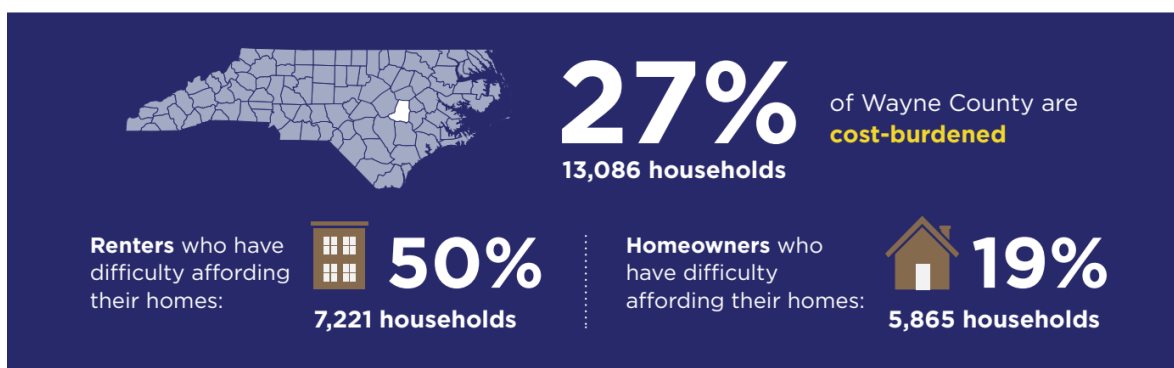
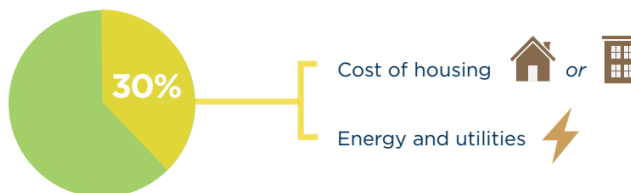
Housing Affordability	R	
% of Units affordable to Households earning:	Renter	Owner
30% HAMFI	1275	No Data
50% HAMFI	2535	345
80% HAMFI	5259	1123
100% HAMFI	No Data	1598
Total	9069	3066
<b>Data Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15	

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Fair Market Rent	565	569	753	964	1257
High Home Rent	565	569	753	955	1046
Low HOME Rent	512	548	658	760	848
<b>Data Source(s):</b>	HUD HOME Rent Limits FY19				



## The 2019 Housing Need in Wayne County

Housing is affordable when it comprises no more than **30% of the family's budget**. Families that spend more than this on housing are **cost-burdened**.



### Rental Market in Wayne County

To afford a modest two-bedroom apartment at: **\$756/month**



A family needs to earn: **\$30,240/year**



But the average renter can only afford a rent of: **\$580/month**

### Average Annual Salaries



Childcare  
**\$19,500**



Food prep and service  
**\$19,670**



Retail sales  
**\$24,750**



Healthcare  
**\$27,060**



Construction  
**\$28,720**



Police officer  
**\$38,510**

**\$30,240** income needed to afford a two-bedroom apartment

**\$57,100** Area Median Income (AMI) for Wayne County

\*Statistics from the American Community Survey, the Bureau of Labor Statistics, the North Carolina Court System, the NLIHC 2018 Out of Reach report, and the U.S. Department of Energy.

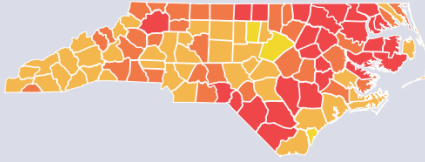
[www.nchousing.org](http://www.nchousing.org)

## North Carolina Energy Burden

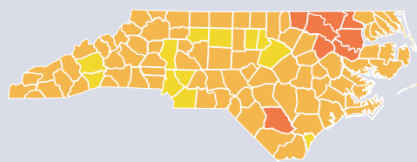
According to the US Department of Health and Human Services, paying **more than 6%** of a household's budget on energy is unaffordable.

Percentage of income spent on energy costs:  > 8%  6% - 8%  3% - 6%  < 3%

### Renters



### Homeowners



## Wayne County Energy Burden



**The average family spends: \$229** each month on energy costs, or...  
**5.1%** of their monthly income

### Renters earning less than 50% AMI spend



**\$188** average monthly amount  
spent on energy, or...  
**13.5%** of household income

**SEVERELY UNAFFORDABLE**

### Homeowners earning less than 50% AMI spend



**\$242** average monthly amount  
spent on energy, or...  
**17.4%** of household income

**SEVERELY UNAFFORDABLE**

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.



**1,857** families in Wayne County  
faced an eviction filing  
this year...  
**25.7%** of all cost-burdened  
renters.



**174** families in Wayne County  
faced a foreclosure this  
year...  
**3%** of all cost-burdened  
homeowners.

### Is there sufficient housing for households at all income levels:

No. Utilizing methodology provided by NCHFA, a demand analysis conducted found a shortage of rental units for households earning 40 and 60 percent AMI per year. The demand has increased since the last ConPlan was conducted due to two major hurricanes (Matthews and Florence) and Goldsboro substantial aging and deteriorated housing stock. It should also be noted there is not sufficient housing for households at all income levels due to additional households falling below the poverty line.

### How is affordability of housing likely to change considering changes to home values and/or rents:

Affordability is unlikely to improve without market interventions due to the strong commitment from residents for living in Goldsboro and the limited supply of affordable rentals.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing:**

The rents listed above are much lower than the rents reported by renters surveyed, suggesting that FMRs are not keeping pace with the rental market. This, combined with the extremely low vacancy rate in Goldsboro, means that low income renters have very limited choices in Goldsboro.

**Discussion:**

An independent market survey of existing rental projects within the market area in February 2020. Leasing specialists within the market area were contacted to identify rental housing trends as well as the most competitive projects within the area. Senior developments were excluded from the survey. Updated information for Lochstone could not be obtained despite repeated efforts (presented information is from a January 2019 survey). Additionally, the area was surveyed regarding current developments under construction: these comparable pipeline projects are discussed below.

A total of 14 projects responded to the survey; of these, 5 reported operating under LIHTC guidelines for all or a portion of units at an average occupancy of 98.7 percent. The survey encompassed 1,601 units with 319 LIHTC units. The overall occupancy rate for the area was 98.5 percent indicative of strong demand for rental housing throughout the area. The average build year for the surveyed facilities was 1992 while the average build year for LIHTC facilities was 2011. For those facilities providing information, the rental stock was weighted toward two-bedroom units which represent 49 percent of the total housing stock.

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

**Introduction:**

This section describes the condition of housing in Goldsboro. Most owner-occupied homes in Goldsboro were built after 1980 and most renter-occupied homes were built between 1980 to 1950. As such, both type of occupied homes are at risk of lead based paint hazards.

**Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":**

Goldsboro defines units in standard condition as those that meet building and fire codes. Units that are in "substandard condition but suitable for rehabilitation" are those which need rehabilitation but are not lacking major systems such as plumbing and heating. The units identified as "unlivable" are considered substandard and potentially suitable for rehabilitation.

<b>Condition of Units</b>	<b>Owners</b>		<b>Renters</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
With one selected Condition	1405	27%	2955	44%
With two selected Conditions	85	2%	375	4%
With three selected Conditions	0	0%	45	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3755	71%	4495	51%
Total	5245	100%	8870	100%
<b>Data Source(s):</b>	Comprehensive Housing Affordability Strategy (CHAS) FY11-15			

Condition of Units	Owners		Renters	
	Number	%	Number	%
Year Unit Built	Owners		Renters	
	Number	%	Number	%
2000 or later	454	9%	1739	19%
1980-1999	955	18%	2475	28%
1950-1979	3130	60%	3885	44%
Before 1950	708	13%	780	9%
Total	5247	100%	8879	100%
<b>Data Source(s):</b>		Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

Risk of Lead-Based Paint Hazard	Owners		Renters	
	Number	%	Number	%
Total Number of Units Built Before 1980	3838	73%	4665	53%
Housing units built before 1980 with children present	1320	25%	145	2%
<b>Data Source(s):</b>		Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

Vacant Units	Suitable for Rehabilitation		Not Suitable for Rehabilitation	
Vacant Units	0	0	0	0
Abandoned Vacant Units	0	0	0	0
REO Properties	0	0	0	0
Abandoned REO Properties	0	0	0	0
<b>Data Source(s):</b>		Comprehensive Housing Affordability Strategy (CHAS) FY11-15		

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing:**

Goldsboro has older housing stock and housing units begin to face rehabilitation issues as the units age. Home repair needs most need are roofing, handicap accessible modifications, plumbing, electrical, and HVAC.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405:**

Housing built before 1940 has the highest risk of lead based paint. After the 1940s, paint manufacturers voluntarily began reducing the amount of lead they added to paint. Lead was banned from residential use in 1978. As such, housing built prior to 1980—and especially 1940—is thought to have some risk of lead based paint. Goldsboro are previously stated has older housing stocks (10,445) with very high risk of lead-based paint hazards nearly 74%.

**Discussion:**

Goldsboro has no further discussion to provide.

## MA-25 Public And Assisted Housing - 91.210(b)

### Introduction:

This section supplements the housing market analysis by providing detail on publicly-subsidized housing. As discussed previously, Goldsboro's PHAs are independently owned and managed.

Program Type									
				Vouchers					
Total Number of Units	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Special Purpose Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers available:	231		1190	237		237	27		15
# of accessible units			100						
<b>*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition</b>									
<b>Date Source(s):</b>	HACG proposed <a href="#">Annual Agency Plan and 5-Year Plan including HUD; Capital Fund Program; 5-Year Plan</a>								

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Housing Authority of the City of Goldsboro (HACG) manages a portfolio of 1,190 public housing units comprised of elderly and family properties. HACG consistently receives the Department of Housing and Urban Development High Performer designation. The High Performer designation is based on the physical condition of our public housing units and administrative functions.

### Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of the City of Goldsboro	92
Eastern Carolina Regional Housing Authority	98



**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Housing Authority of the City of Goldsboro (HACG) is considering vacating units for modernization due to deferred maintenance. The development(s) or number of units has not been determined at this time.

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

To maintain at least a standard performer designation on the Public Housing Assessment System (PHAS). Extensive training will be provided to all HACG employees relative to the key components of the PHAS system. The Chief Executive Officer and PHAS Coordinator will be responsible for biannual reviews and evaluation of major indicators. The information will be shared with key staff members. Another strategy will be to develop an agency-wide portfolio and five year capitalization plan to serve as a framework for future development endeavors that focus on diversification and stabilization of income sources. Final, a strategy will be to establish a quality control program for maintenance work orders to ensure the quality of work performed by maintenance staff is satisfactory. The Supervisory staff will inspect a 1 percent random sample of work orders given the number of work orders. Maintenance staff having deficiency will be identified, counseled, and trained.

**Discussion:**

Goldsboro has no further discussion to provide.

**MA-30 Homeless Facilities and Services - 91.210(c)****Introduction:**

The section summarizes the facilities, housing, and supportive services available to individuals and families in Goldsboro experiencing homelessness.

Facilities and Housing Target to Homeless Households	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher, Seasonal, Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					
<b>Data Source(s):</b>					

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

Goldsboro is within North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee that coordinates local homelessness work and planning for counties such as: Duplin, Greene, Lenoir, Sampson, Wayne (Goldsboro), and Wilson. The Regional Lead is Eastpointe, in collaboration with state and community partners, offers housing assistance based on individuals and families' needs through Transition the Community Living Initiative, Target Housing, and Shelter Plus Care programs. The local Salvation Army provides services (clothing vouchers, men's shelter, rapid rehousing, and emergency assistance to name a few) to homeless individuals and families through Emergency Shelter Grant (ESG) and other funds to help transition into a stable living situation. For unsheltered homeless individuals and families in Goldsboro, Wayne Action Group Economic Solvency, Inc. (WAGES) offers a variety of services to meet the needs of the homeless in Goldsboro (i.e., providing temporary emergency housing). Goldsboro has also strived to provide information on and connection to the Neuse Regional Committee Lead Agency for local community workers and organization with particular interest in and involvement with homeless population. In addition, Goldsboro representatives are frequently involved in discussions, presentations, and meetings with citizens, other governmental officials, and local service providers to either provide support, understanding, and/or outreach to the homeless in Goldsboro.

**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 understands there are different homeless populations identified in this question and the level of services need; therefore, Goldsboro will continue to utilize the Bos CoC Neuse Regional Committee and other service providers to identification and assessment, as Goldsboro work with partners to meet those needs. County of Wayne Department of Social Services runs the Temporary Assistance for Needy Families (TANF) program, called Work First (WF), is based on the premise that parents have a responsibility to support themselves and their children. Work First provides parents with short-term training and other services to help them become employed and move toward self-sufficiency. Families in which grandparents and relatives are caring for their relative children and legal guardians can receive services and support that prevent children from unnecessarily entering the foster care system.

To touch on one of Goldsboro's community agencies, Mephibosheth Project Inc. - The Mission Is Possible (MPI) offers a Re-Entry program to direct resources towards individuals from the Justice System returning to Goldsboro. The program provide vital resources to reduce the ever-growing rate of Recidivism by providing a strong and stable support system that will help to redirect returning citizens toward a path of purpose and productivity. The program connects this population with Trade Skills, Job Preparation Skills, Resume Writing, and Interviewing Skills - while simultaneously providing a Faith-Based Curriculum supported by a nationally recognized form of Cognitive Behavioral Intervention (CBI) known as Moral Reconation Therapy (MRT).

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

### **Introduction:**

There are four primary groups with non-homeless special needs for facilities and services in Goldsboro. They are persons with a disability (hearing/vision limitation, ambulatory limitation, cognitive limitation or self-care/independent living limitation), elderly households, and HIV/AIDS households. This section will address the facilities and services currently in place for these groups.

**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:**

Elderly – US Census Bureau 2018 American Community Survey 1-Year Estimates, indicates Goldsboro has at least 10,310 residents over the age of 59. Of these senior residents, about 4,410 have some type of housing problem—mostly cost burden. This level of need of elderly households—is high relative to that of other special needs groups. The number of seniors who need supportive housing is larger given that seniors in Goldsboro generally have low incomes. As the population ages in-home health care will be in greater demand.

Victims of domestic violence – based on NC Department of Administration (DOA) Goldsboro had 850 calls reporting domestic violence incidents with 213 residents who experienced domestic violence seeking help with housing and other services. NC DOA also reported 11 calls reporting sexual assault incidents with 72 residents who experienced sexual assault seeking help with housing and other services. One in three domestic or dating violence situations occurred while the respondent or family member was living in Goldsboro. The Centers for Disease Control and Prevention (CDC) provides the most comprehensive data on national domestic abuse and sexual assault. According to the CDC, nearly 1 in 5 (18.3%) women and 1 in 71 men (1.4%) reported experiencing rape at some time in their lives—statistics compared to Goldsboro are higher but still relevant.

Persons with mental, physical, and developmental disabilities – based on the US Census Bureau 2018 American Community Survey 1-Year Estimates, Goldsboro’s disabled population make up 19% (19,506) of the total population with one or more types of disabilities (difficulty with hearing, vision, cognitive, ambulatory, self-care or independent living to name a few) that could be in need of handicap-accessible housing. The supportive housing needs of these residents are within the areas of: access to transportation, severe shortage of affordable accessible units, lack of emergency housing and/or housing options when evicted, lack of housing resources. Stakeholders also identified a need for more mental health resources for the general population and for people with disabilities.

HIV/AIDS households – Goldsboro does not receive HOPWA funds directly as a Grantee. Based on data from NC HIV/AIDS Surveillance Report the County of Wayne (for which Goldsboro is the count seat) had 10.1-20 rate per 100,000 population of newly diagnosed HIV cases. The data also shows that the County of Wayne has 325 known resident diagnosed with HIV residing in the County. The newly diagnosed HIV rates among adults and adolescents in the County of Wayne was only 12 cases. The data also shows that the County of Wayne has 167 known resident diagnosed with AIDS residing in the County. The newly diagnosed AIDS rates among adults and adolescents in the County of Wayne was only 10 cases. Medical and social support is incredibly important for residents living with HIV/AIDS. There have been great advances in the medical treatment of HIV/AIDS but medical costs are expensive and put a financial strain on residents. Because of this, special care and support is needed to help this population.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing:**

This information is provided within a previous section, but is still relevant do this discussion as these providers assist with persons returning from mental and physical health institutions receive appropriate supportive housing, as well.

Goldsboro is within North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee that coordinates local homelessness work and planning for counties such as: Duplin, Greene, Lenoir, Sampson, Wayne (Goldsboro), and Wilson. The Regional Lead is Eastpointe, in collaboration with state and community partners, offers housing assistance based on individuals and families’ needs through Transition the Community Living Initiative, Target Housing, and Shelter Plus Care programs. The local Salvation Army provides services (clothing vouchers, men’s shelter, rapid rehousing, and emergency assistance to name a few) to homeless individuals and families through Emergency Shelter Grant (ESG) and other funds to help transition into a stable living situation. For unsheltered homeless individuals and families in Goldsboro, Wayne Action Group Economic Solvency, Inc. (WAGES) offers a variety of services to meet the needs of the homeless in Goldsboro (i.e., providing temporary emergency housing). Goldsboro

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**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. 91.315(e):**

Goldsboro is regularly in contact with case management and support service organizations like Salvation Army, WAGES, Eastpointe, Wayne Action Teams for Community Health (WATCH), Wayne Uplift Resource Association (WURA), and Fordham Home to assess and address the emergency and transitional housing needs of homeless persons where Goldsboro can be of assistance. Goldsboro is exploring opportunities to construct or reconstruct a building for a women and children shelter for emergency shelter and transitional housing needs. In the previous five-year ConPlan, Goldsboro provided funding through CDBG program to help emergency shelter and transitional housing to WAGES, WURA, and WATCH to name a few.

**For entitlement/consortia grantees: 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. (91.220(2)):**

Goldsboro will allocate funding from CDBG and HOME programs to develop and preserve attainable housing for low-to-moderate income (LMI) individuals and families through activities that will extend the lifespan or increase attainable housing units citywide and local target areas (i.e., acquisition, new construction and/or rehabilitation activities). Goldsboro will also provide and expand essential services and improve public infrastructure that support LMI individuals and families (i.e., education, employment and training programs, health services, or public enhancements to name a few). These activities will also be made available to assist housing and supportive services needs. As always Goldsboro will work with our North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee to see where additional resources and/or funding from Goldsboro can further meet housing and supportive services needs.

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

**Describe any negative effects of public policies on affordable housing and residential investment:**

The greatest challenge to affordable and residential development continues to be neighborhood resistance. Many neighborhoods have used growth — and perceived or real increases in traffic congestion — to effectively fight rezoning requests that would add density to areas of Goldsboro. In addition, many renters do not have down payments or credit histories needed to purchase homes. Or rental housing is very limited in Goldsboro, and the housing that exists is generally in poor condition and sometimes not code compliant (particularly rental housing). Goldsboro ConPlan and AAPs are intended to address affordable housing needs in Goldsboro based on the findings from both quantitative research (Housing Market Analysis) and qualitative research (public meetings,

resident and stakeholder surveys). Through the objectives within this five-year ConPlan, preceding AAPs, and the final draft of Goldsboro Analysis of Impediments (AI) currently under developing, Goldsboro hopes to better balance neighborhood concerns with growth demands in the future.

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

### Introduction:

This section discusses non-housing community development needs for Goldsboro and the broader region, which is the typical level of geographic analysis for employment and economic development needs. Data are provided by HUD and derived from special employer household and business censuses.

### Economic Development Market Analysis (Business Activity):

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Agriculture, Mining, Oil & Gas Extraction	249	349	3	2	-1
Arts, Entertainment, Accommodations	1404	2760	14	14	0
Construction	109	627	1	3	-1
Education and Health Care Services	2110	4800	22	24	2
Finance, Insurance, and Real Estate	358	1033	4	5	1
Information	123	238	1	1	0
Manufacturing	1830	2629	19	13	-6
Other Services	315	760	3	4	1
Professional, Scientific, Management Services	532	1117	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	1636	4111	17	20	3
Transportation & Warehousing	254	266	3	1	-2
Wholesale Trade	493	1715	5	8	3
Grand Total	9713	20405			
Data Source(s):	2011-2015 ACS (Workers) and 2015 Longitudinal Employer-Household Dynamics (Jobs)				

<b>Labor Force:</b>	
Total Population in the Civilian Labor Force	14597
Civilian Employed Population 16 years and over	12075

<b>Labor Force:</b>	
Unemployment Rate	17.2
Unemployment Rate for Ages 16-24	64.02
Unemployment Rate for Ages 25-65	7.73
<b>Data Source(s)</b>	US Census Bureau 2011-2015 American Community Survey 5-Year Estimates

## U.S. Bureau of Labor Statistics (Economy at a Glance)

### Goldsboro, NC

Data Series	Back Data	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020
<b>Labor Force Data</b>							
Civilian Labor Force <sup>(1)</sup>		(2) 52.2	(2) 52.2	52.6	52.6	(P) 50.3	
Employment <sup>(1)</sup>		(2) 50.2	(2) 50.4	50.3	50.6	(P) 48.1	
Unemployment <sup>(1)</sup>		(2) 1.9	(2) 1.8	2.3	2.1	(P) 2.3	
Unemployment Rate <sup>(3)</sup>		(2) 3.7	(2) 3.5	4.3	3.9	(P) 4.5	
<b>Nonfarm Wage and Salary Employment</b>							
Total Nonfarm <sup>(4)</sup>		41.5	41.4	40.9	40.9	40.8	(P) 35.4
12-month % change		-1.2	-1.4	-1.4	-1.9	-1.9	(P) -14.9
Government <sup>(4)</sup>		9.4	9.4	9.3	9.3	9.3	(P) 9.1
12-month % change		1.1	1.1	-1.1	-1.1	0.0	(P) -2.2
<b>Footnotes</b> <sup>(1)</sup> Number of persons, in thousands, not seasonally adjusted. <sup>(2)</sup> Data were subject to revision on April 17, 2020. <sup>(3)</sup> In percent, not seasonally adjusted. <sup>(4)</sup> Number of jobs, in thousands, not seasonally adjusted. See <a href="#">About the data</a> . (P) Preliminary							

Data extracted on: May 22, 2020

Source: U.S. Bureau of Labor Statistics

Occupation by Sector:	Number of People
Management, business and financial	2075
Farming, fisheries and forestry occupations	465
Service	1760
Sales and office	2750
Construction, extraction, maintenance and repairs	710
Production, transportation and material moving	1080
<b>Data Source(s)</b>	US Census Bureau 2011-2015 American Community Survey 5-Year Estimates

Travel Time	Number	Percentage
30 Minutes	10449	79%
30-59 Minutes	202	16%
60- or More Minutes	605	5%

Travel Time	Number	Percentage
Total	13083	100%
<b>Data Source(s)</b>	US Census Bureau 2011-2015 American Community Survey 5-Year Estimates	

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	790	204	1445
High school graduate (includes equivalency)	2465	478	2190
Some college or Associates degree	3920	535	1850
Bachelors degree or higher	2755	200	680
<b>Data Source(s)</b>	US Census Bureau 2011-2015 American Community Survey 5-Year Estimates		

Educational Attainment by Age	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9 <sup>th</sup> grade	45	90	310	450	421
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	525	403	370	820	480
High school graduate, GED, or alternative	1270	1365	1015	2765	1680
Some college, no degree	1560	2100	635	2300	1050
Associates degree	125	650	334	884	323
Bachelors degree	255	1090	585	1068	480
Graduate or professional degree	4	344	220	524	508
<b>Data Source(s)</b>	US Census Bureau 2011-2015 American Community Survey 5-Year Estimates				

Median Earnings in the Past 12 Months Educational Attainment:	Median Earnings in the Past 12 Months
Less than high school graduate	\$73,922
High school graduate (includes equivalency)	\$112,763
Some college or Associates degree	\$127,931
Bachelors degree or higher	\$222,634
Graduate or professional degree	\$246,367
<b>Data Source(s)</b>	US Census Bureau 2011-2015 American Community Survey 5-Year Estimates

## County Profile

## Wayne County (NC)

May 2020

### Demographics

#### Population & Growth

2018 Est Population  
2010 Census Total Population  
Jul2018 NC Certified Population Estimate

#### Population

124,002  
122,623  
124,703

#### % Annual Growth

( 0.4%)  
0.8%  
0.4%

#### Urban/Rural Representation

2010 Census Total Population: Urban  
2010 Census Total Population: Rural

65,721  
56,902

#### Urban/Rural Percent

53.6%  
46.4%

#### Estimated Population by Age

2018 Est Median Age  
2018 Est Total Pop 0-19  
2018 Est Total Pop 20-24  
2018 Est Total Pop 25-34  
2018 Est Total Pop 35-44  
2018 Est Total Pop 45-54  
2018 Est Total Pop 55-64  
2018 Est Total Pop 65+

38  
32,666  
9,231  
16,509  
14,515  
15,720  
16,039  
19,322

#### % Pop by Age

26.3%  
7.4%  
13.3%  
11.7%  
12.7%  
12.9%  
15.6%

### Commuters, Workers Age 16 and Over, 2018 ACS Est

#### Percent of Workers, By Travel Time

Avg Travel Time, Minutes	22.0
Workers Not Working at Home	52.144
Travel Time to Work: < 10 minutes	17.1%
Travel Time to Work: 10-14 minutes	17.5%
Travel Time to Work: 15-19 minutes	18.1%
Travel Time to Work: 20-24 minutes	15.6%
Travel Time to Work: 25-29 minutes	6.4%
Travel Time to Work: 30-34 minutes	8.8%
Travel Time to Work: 35-44 minutes	4.9%
Travel Time to Work: 45-59 minutes	5.6%
Travel Time to Work: 60+ minutes	6.0%

#### Workers, By Transportation

Worker Transp. Base	53,724
Work at Home	2.9%
Drove Car/Truck/Van Alone	80.5%
Carpooled Car/Truck/Van	13.7%
Public Transportation	0.4%
Walked	1.8%
Bicycle	0.1%
Taxi, Motorcycle, Other	0.4%

#### Place of Work

Worked in State/County of Residence  
Worked in State/Outside County of Residence  
Worked Outside State of Residence

#### Commuters

41,582  
11,766  
376

#### Residents

77.4%  
21.9%  
0.7%

### Education

2018-19 Kindergarten-12th Enrollment  
2019 Average SAT score (1600 new scale)  
2019 Percent of Graduates taking SAT  
2017-18 Higher Education Completions (Final)  
2017-18 Higher Education Enrollment (Final)  
2018 Est Education Attainment age 25+, At Least High School Graduate  
2018 Est Education Attainment age 25+, At Least Bachelor's Degree

19,012  
1,010  
27.7%  
2,420  
8,963  
69,054  
16,051

#### Pop Age 25+

84.1%  
19.5%



## Housing

		% Ann Growth or % Total
2018 Est Total Housing Units	54,074	0.3%
2010 Census Total Housing	47,831	
2010 Census Total Households	52,949	
2010 Census Occupied Housing	42,713	89.3%
2010 Census Vacant Housing	5,118	10.7%
2018 Est Median Value of Owner Occupied Housing	\$121,900	
2018 Est Median Gross Rent	\$750	
2018 Est Owner Occupied Housing	29,626	61.5%
2018 Est Renter Occupied Housing	18,527	38.5%
2018 Est % Owner Occupied Vacancy Rate	1.7%	
2018 Est % Renter Occupied Vacancy Rate	4.8%	

## Income

		% Ann Growth or % Pov
2018 Est Median Family Income	\$52,655	
2018 Median Household Income (SAIPE)	\$41,572	( 6.8%)
2018 Est Median Worker Earnings	\$26,604	
2018 Per Capita Income (BEA)	\$38,472	
2018 Est Pop. Income Below Poverty (SAIPE)	24,470	20.2%

## Employment / Unemployment

	Currently	2019 Annual
MAR2020 Prelim., 2019 Employment	48,062	50,225
MAR2020 Prelim., 2019 Unemployment	2,281	2,169
MAR2020 Prelim., 2019 Unemployment Rate	4.5%	4.1%
2019Q4YTD, 2019 Announced Job Creation	118	118
2019Q4YTD, 2019 Total Announced Investments (\$mil)	\$5.7	\$5.7

Employment / Wages by Industry	2019Q3 Employment	2018 Employment	2019Q3 Avg Weekly Wage	2018 Avg Weekly Wage
Total All Industries	40,973	41,981	\$739	\$719
Total Government	8,580	9,003	\$833	\$802
Total Private Industry	32,393	32,978	\$714	\$696
Agriculture Forestry Fishing & Hunting	1,328	1,259	\$672	\$662
Mining	.	.	.	.
Utilities	271	285	\$1,651	\$1,694
Construction	1,759	1,813	\$953	\$935
Manufacturing	5,230	5,266	\$953	\$898
Wholesale Trade	1,432	1,628	\$877	\$979
Retail Trade	5,855	6,009	\$490	\$499
Transportation and Warehousing	1,441	1,188	\$970	\$923
Information	.	.	.	.
Finance and Insurance	929	913	\$983	\$1,007
Real Estate and Rental and Leasing	388	368	\$736	\$801
Professional and Technical Services	752	722	\$977	\$1,050
Mgt of Companies, Enterprises	430	453	\$1,527	\$1,164
Administrative and Waste Services	1,139	1,080	\$628	\$563
Educational Services	3,256	3,914	\$776	\$700
Health Care and Social Assistance	7,741	8,119	\$795	\$767
Arts, Entertainment and Recreation	298	303	\$296	\$303
Accommodation and Food Services	4,301	4,177	\$290	\$277
Other Services Ex. Public Admin	941	1,009	\$513	\$490
Public Administration	3,319	3,286	\$851	\$844
Unclassified	0	0	\$0	\$0

## Commercial/Retail/Industrial

### Local Business

2020Q1 Available Industrial Buildings	18
2019Q3 Establishments: Total Private Industry	2,174
2019Q3 Establishments: Manufacturing	80
2018 Est Self Employed	2,968

### Local Retail Business

2019 Total Retail Sales (With Food/Drink) (\$mil)	\$1.6
2019 Total Retail Businesses (With Food/Drink)	646
2019 Avg Sales/Business Total (with Food/Drink)	\$2,458,776
2020Q1 Available Commercial Buildings (if County reports)	1

## Quality of Life

### Taxes

FY2019-20 Property Tax Rate per \$100 Value	\$0.6635
FY2018-19 Annual Taxable Retail Sales (\$mil)	\$1,272.2
2020 Tier designation	1

### Childcare

2020Q1 Licensed Child Care Facilities	80
2020Q1 Licensed Child Care Enrollment	3,395

### Healthcare Providers

2018 Number of Physicians	197
2018 Physicians/10,000 population	15.7
2018 RNs/10,000 population	94.7
2018 Dentists/10,000 population	3.6
2017 Pharmacists/10,000 population	8.7

### Sources:

Census (2010, ACS 2014-18) for income, commuters, place of work, population, housing, and educational attainment at <https://data.census.gov>. ESRI for retail data at [www.esri.com](http://www.esri.com). NC Dept. of Education for SAT data by NC county system at <http://www.ncpublicschools.org>. US Dept. of Education, National Center for Education Statistics for higher education data at <https://nces.ed.gov/ipeds/datacenter>. NC Commerce, Labor and Economic Analysis Division for NC tiers, occupational data, employment and unemployment, and wages and establishments by industry at <http://accessnc.nccommerce.com/>. EDPNC for announced new jobs and investment and available buildings at <https://edpnc.com>. NC Dept. of Health & Human Services for childcare data at <http://www.ncdhhs.gov/>. UNC Sheps Center for healthcare professions at <https://nchealthworkforce.unc.edu/>. Full datasets and topic dashboards are available at <http://AccessNC.NCCommerce.com>.

### Notes:

Data are the latest available at the date the profile was prepared. SAT scores use the new 1600 scoring system started in 2016 and represent county systems. Unemployment data is now the latest month which is preliminary and is subject to change. US Education IPEDs data for Completions and Enrollment is at least Provisional and updated when Final. American Community Survey (ACS) data are estimates, noted 'Est' and are from the 5-year survey; data is as of final year with dollars inflated to final year. Additional data, reports, and dashboards are available at: <http://accessnc.nccommerce.com/index.html>.

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

The educational, Manufacturing, and Retail industry employs the largest number of workers and supplies the most jobs—57% of all workers and jobs. The next closest industry (14% of workers/jobs) is Arts, Entertainment, Accommodations.

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

Goldsboro's workforce is generally educated and has skills that meet some of the needs of local businesses. Goldsboro faces some competition for workforce (especially younger workers, who prefer urban living) and businesses from surrounding cities outside the County of Wayne (i.e., Raleigh, Greenville, Wilson, and Clayton to name a few). Employees typically want to work where they live and live where they work. In addition, Goldsboro's partnership with educational institutions creates a solid foundation for success. Companies that provide family wage jobs require educated workers, and Goldsboro continues to see an expansion of programs offered to create a highly educated workforce through Wayne Community College.

**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:**

A recent analysis of Goldsboro found demand for infrastructure investment and more flexible zoning to accommodate both commercial and workforce housing demand. Goldsboro realizes that the 21st century economy requires flexibility. Over the last several decades, Goldsboro and the County of Wayne has evolved from a primarily agricultural-based economy to one increasingly based on innovation and creativity. Goldsboro is striving to strengthen its competitive position by creating an environment and infrastructure where industries can create, respond, and adjust rapidly through partnership with Wayne County Development Alliance. Several of the goals, objectives and action items are meant to improve economic prosperity by ensuring that the economy grows in ways that strengthen industries, retain and create good jobs across a variety of sectors, increase average income, and stimulate economic investment in the community. A strong and diverse economy provides the financial support and stability for Goldsboro residents that will ensure that public facilities, services, and quality of life are superior.

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

As discussed above, Goldsboro's workforce is generally educated and has skills that meet some of the needs of local businesses. There is still a need to improve and expand skills and education of the current and future workforce to generally match the skill levels needed by primary employers.

**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's local community college, Wayne Community College, has a current workforce training initiative (WORKS) that Goldsboro utilizes as part of its public service program. WORKS collaborators include Wayne Community College, Wayne County Development Alliance, Wayne County Public Schools, NCWorks Career Center – Wayne County, Wayne County Board of Commissioners, and other organizations and agencies. WORKS' mission is to develop and market a skilled workforce by encouraging industries to set skill-level standards and requirements for positions, move the workforce to complete assessments that provide verification of skills, and maintain support from government, industry, education, and economic development entities.

The skills assessments that are considered the standard for local industries are the ACT® WorkKeys® tests for the National Career Readiness Certificate (NCRC). More than 100 Wayne County employers recognize or recommend the NCRC. More than 20,000 total certificates have been awarded in Wayne County, according to Wayne Business and Industry Center Executive Director Craig Foucht. Nearly 40 percent of the county's workforce holds some level of the credential.

It should be noted Wayne Community College is a public, learning-centered institution with an open-door admission policy located in Goldsboro, N.C. As it works to develop a highly skilled and competitive workforce, the college serves 11,000 individuals annually as well as businesses, industry, and community organizations with high quality, affordable, accessible learning opportunities, including more than 140 college credit programs. WCC's mission is to meet the educational, training, and cultural needs of the communities it serves.

In addition, the workforce development strategy focuses on middle skill employment—creating training and job access programs for high-demand construction and technology jobs—and youth initiatives has been for Goldsboro and its partners (i.e., Wayne Community College, Literacy Connection, and Wayne County Development Alliance to name a few).

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? ●Yes ○No**  
**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:**

NCGrowth partnered with Goldsboro to develop an economic development strategy for Goldsboro and surrounding areas. Within Goldsboro and Wayne County, there are multiple governmental, not-for-profit, and private entities involved in different aspects of economic development. While many resources currently exist, small differences in focus or mission can create barriers to effective collaboration. Given new fiscal constraints, there is a greater need for a comprehensive economic development strategy created through a process that engages all regional, economic development-related entities. This economic development strategy led by Kenan-Flagler MBA/City and Regional Planning analyst Meisha McDaniel incorporated information provided by Goldsboro, the Downtown Goldsboro Development Corporation, mission-aligned entities, as well as community leaders in the region.

**Discussion:**

Goldsboro has no further discussion to provide.

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

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

Concentrations are different than segregation because they can be due to housing and locational preferences –and not be solely due to impediments. Concentrations are identified as: Census tracts in which the proportion of a protected class is 20 percentage points higher than that in the market area overall, which is specified as the county. This threshold applies to individual racial categories and in nonmetro areas, and Census tracts that are more than 50 percent minority. Minority residents are defined as those identifying as Hispanic/Latino and/or a Non-White race.

Goldsboro recognizes that each neighborhood's housing, economic, and social needs are unique but are interconnected. Goldsboro's most economically distressed neighborhoods are areas where households with multiple housing problems are concentrated, and are located within designated Opportunity Zones (Census Tracts 3719100: 1500; 1800; and 1900). There are also households with multiple housing problems are concentrated within Census Tract 3719100:1400.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration"):**

Concentrations are different than segregation because they can be due to housing and locational preferences –and not be solely due to impediments. Concentrations are identified as: Census tracts in which the proportion of a protected class is 20 percentage points higher than that in the market area overall, which is specified as the county. This threshold applies to individual racial categories and in nonmetro areas, and Census tracts that are more than 50 percent minority. Minority residents are defined as those identifying as Hispanic/Latino and/or a Non-White race.

Goldsboro recognizes that each neighborhood's housing, economic, and social needs are unique but are interconnected. Goldsboro's most economically distressed neighborhoods are areas where households with multiple housing problems are concentrated, and are located within designated Opportunity Zones (Census Tracts 3719100: 1500; 1800; and 1900). These designated Opportunity Zones are also identified as highly concentrated areas of LMI population and minorities. There are also households with racial or ethnic minorities or low-income families concentrated within Census Tract 3719100:1400.

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

These areas have higher poverty and cost burdens. As the downtown of Goldsboro redevelops, households within these designated Opportunity Zones (Census Tracts 3719100: 1500; 1800; and 1900) are continuing to decline, increasing vulnerability to housing cost increases while quality of housing declines, and possible displacement.

**Are there any community assets in these areas/neighborhoods:**

There are some community assets, but not enough to focus on all aspects of the areas to implement multiple activities in a concentrated and coordinated manner. There are schools, a recreation center, head start centers, within or near these area; however, those school are in need of additional resources.

**Are there other strategic opportunities in any of these areas:**

Although these areas have the highest levels of poverty and greatest needs, they also have strong opportunities in redevelopment of vacant and underutilized commercial and residential facilities. There are many opportunities where Goldsboro has worked and can expand on closely with its partners--from nonprofit housing developers to private sector developers to funding organizations--to assemble investment and interest in redevelopment. With the proposed rule changes to CDBG and HOME programs to create flexibilities to incentivize their use in these designated Opportunity Zones. Goldsboro can direct and leverage CDBG and HOME funds for preservation and creation of affordable housing and attracting revitalizing investments that can create jobs, business expansion, and new business development within these areas.

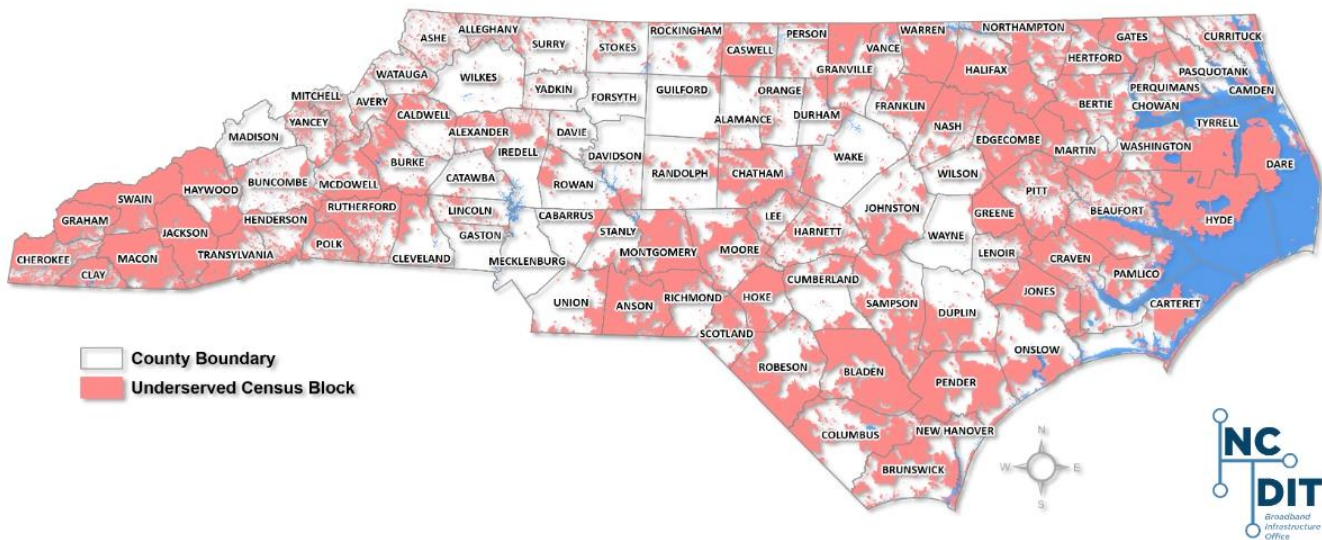
**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)****Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods:**

The County of Wayne started an initiative called Wayne County's Broadband to serve the residents (including Goldsboro residents). The goal of the initiative is to identify underserved areas and work to attract Internet service providers offering expanded service and higher speed options. Based on the study conducted by NC Department of Information Technology Broadband Infrastructure Office, Goldsboro and the County of Wayne does not have substantial underserved areas for high-speed internet access. Although, Goldsboro poorest neighborhoods do experience broadband wiring and connection issues.

In addition, Goldsboro has found within low-income households and households with lower educational levels a lack of access often extended to the ownership of a computer, laptop or tablet. Those without access were less comfortable completing common tasks online in addition to being less comfortable assisting their children with their online homework. Data from the 2018 Teacher Working Conditions survey issued biannually by the North Carolina Department of Public Instruction (DPI) shows that 70 percent of high school teachers, 60 percent of middle school teachers, and 43 percent of elementary school teachers in North Carolina regularly assign homework that requires internet access to complete (NC Teacher Working Condition Survey Results, 2018).

# NC Broadband Service Inventory

Underserved Census Blocks  
Data derived from U.S. Federal Communications Commission Form 477  
Data Release Dec. 2018.



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

There are a variety of ways that state laws seek to limit any possible competition between Internet Service Providers (ISPs) and municipal broadband networks. These state laws prevent municipalities from offering broadband service to residents if there is one commercial provider already offering service — or willing to begin offering service — in the jurisdiction. These requirements are considered roadblocks to municipal broadband because communities can be considered “served” if any provider is present, regardless of what kind of Internet service is being offered.

It should be noted that a bill was introduced in 2019 the Foster Infrastructure for Broadband Expansion and Resources in North Carolina (FIBER NC) Act that would explicitly allow counties and cities to use taxes or grants to build wireline and wireless infrastructure. So long as they lease it out to private internet service providers with the purpose of creating public-private partnerships to provide high-speed internet in rural, unconnected regions of the state.

However, in the 2019 session, the attempt to hammer out a compromise in a bill dubbed the NC FIBER ACT **failed** in large part over how the degree of service and access would be measured and over resistance by some lawmakers to what they see as government competition with private enterprise.

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

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

Like many cities, Goldsboro’s risk of loss of life or property may increase due to climate change patterns. The greatest natural hazard risks facing Goldsboro are the risks of life and property loss due to more frequent hurricanes, increased flooding events and increased intensity. In 2016 and 2018, many residents had to be evacuated when their neighborhood some that have not traditionally experienced flash flooding along the Neuse River quickly rose to flood stage and overtook the neighborhood. Flooding events like these are likely to increase in frequency and intensity due to climate change, which may have a profound impact on Goldsboro’s neighborhoods, businesses, and residents.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods:**

A large concentration of low- and moderate-income residents live within, near or along the 100-Year Floodplain. There is a high likelihood that many of the residents in these areas, particularly renter households, do not have flood insurance to repair or replace their real and/or personal property when the next flooding event occurs.

## Strategic Plan

### SP-05 Overview

**Strategic Plan Overview:**

The Strategic Plan (ConPlan) outlines the availability of expected resources to meet community needs, the current structure for delivering services, goals, barriers to meeting specified goals, and how these barriers may be overcome. The ConPlan will discuss areas of concentration of LMI communities, concentrations of racial and ethnic minority groups, and Goldsboro’s plans to address these needs, including, but not limited to: Goldsboro partnerships with non-profits, CHDOs, and developers; use of Urgent Repair program; and counseling and education regarding improving financial capacity and homeownership for LMI individuals and families. The ConPlan also includes a discussion of public housing, homelessness, and lead-based paint hazards, and describes Goldsboro’s anti-poverty initiatives and plans to monitor performance and compliance. Goldsboro will focus its priorities on projects and programs that meet program eligibility requirements, have long-term impacts on LMI individuals and families, and help address other federal, state, and local priorities, such as fair housing choice and sustainability.

### SP-10 Geographic Priorities - 91.215(a)(1)

**Geographic Area**

**Table - Geographic Priority Areas**

Sort Number*	Area Name	Target Area Type	Revital Type
1	Opportunity Zone (Census Tract:37191001500)	Local Target Area	Comprehensive
2	Opportunity Zone (Census Tract:37191001800)	Local Target Area	Comprehensive
3	Opportunity Zone (Census Tract:37191001900)	Local Target Area	Comprehensive
4	Goldsboro Citywide (within LMI requirements)	Local Target Area	Comprehensive

**General Allocation Priorities**

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

Goldsboro recognizes that each neighborhood’s housing, economic, and social needs are unique but are interconnected. Therefore, as part of Goldsboro’s approach there will be a focus on all neighborhoods as a citywide geographic area through multiple activities in a concentrated and coordinated manner. In an effect, to empower Goldsboro’s most economically distressed neighborhoods a place-based priority will be utilized, as well, for a comprehensive, place-based strategy with coordinated action between Goldsboro and other stakeholders and resources within Goldsboro’s designated Opportunity Zones (Census Tracts 3719100: **1500**; **1800**; and **1900**). These designated Opportunity Zones are also identified as highly concentrated areas of LMI population and minorities. With the proposed rule changes to CDBG and HOME programs to create flexibilities to incentivize their use in designated Opportunity Zones,<sup>(1)</sup> Goldsboro will direct and leverage CDBG and HOME funds for preservation and creation of



affordable housing and attracting revitalizing investments that can create jobs, business expansion, and new business development to Goldsboro.

- (1) Opportunity Zones are economically distressed communities, defined by individual census tract, nominated by America's governors, and certified by the U.S. Secretary of the Treasury via his delegation of that authority to the Internal Revenue Service. Under certain conditions, new investments in Opportunity Zones may be eligible for preferential tax treatment. There are 8,764 Opportunity Zones in the United States (again Goldsboro has three), many of which have experienced a lack of investment for decades. The Opportunity Zones initiative is not a top-down government program from Washington but an incentive to spur private and public investment in America's underserved communities.

## SP-25 Priority Needs - 91.215(a)(2)

The plan must indicate the general priorities for allocating investment of available resources among different needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan.

**Table – Priority Needs Summary**

Sort*		
1	<b>Priority Need Name:</b>	Attainable Housing Development & Preservation
	<b>Description:</b>	Goldsboro will develop and preserve attainable housing for low-to-moderate income (LMI) individuals and families through activities that will extend the lifespan or increase attainable housing units citywide and local target areas (i.e., acquisition, new construction and/or rehabilitation activities).
	<b>Priority Level:</b>	High
	<b>Population:</b>	<b>Income Level:</b> Extremely Low; Low; Moderate; Middle <b>Family Type:</b> Large Families; Families with Children; Elderly; Public Housing Residents <b>Homeless:</b> Chronic Homelessness; Individuals; Families with Children; veterans; Victims of Domestic Violence <b>Non-homeless Special Needs:</b> Elderly; Victims of Domestic Violence
	<b>Geographic Areas Affected:</b>	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)
	<b>Associated Goal(s):</b>	<b>Goal 1:</b> Affirmatively Further Fair Housing Choice <b>Goal 2:</b> Increase Affordable Rental Housing Option <b>Goal 3:</b> Increase Access to Affordable Homeownership Option <b>Goal 4:</b> Improve-Expand Public Facilities Access & Capacity <b>Goal 6:</b> Provide Rehabilitation Owner-Occupied & City-Owned <b>Goal 7:</b> Program Admin to Support ConPlan & AAPs Objectives
	<b>Basis for Relative Priority:</b>	Attainable Housing Development and Preservation was highlighted as a priority based on the needs assessment, independent market analyses, rates of renter cost burdens, and stakeholders' input to name a few. It is a persistent challenge in Goldsboro's market the availability of decent attainable housing for LMI individuals and families.



<b>Sort*</b>		
2	<b>Priority Need Name:</b>	Neighborhood Stabilization
	<b>Description:</b>	With the proposed rule changes to CDBG and HOME programs to create flexibilities to incentivize their use in designated Opportunity Zones — Goldsboro will direct and leverage CDBG and HOME funds for preservation and creation of affordable housings and attracting revitalizing investments that can create jobs, business expansion, and new business development within those designated Opportunity Zones.
	<b>Priority Level:</b>	High
	<b>Population:</b>	<b>Income Level:</b> Extremely Low; Low; Moderate; Middle <b>Family Type:</b> Large Families; Families with Children; Elderly; Public Housing Residents <b>Homeless:</b> Chronic Homelessness; Individuals; Families with Children; veterans; Victims of Domestic Violence <b>Non-homeless Special Needs:</b> Elderly; Victims of Domestic Violence
	<b>Geographic Areas Affected:</b>	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900)
	<b>Associated Goal(s):</b>	<b>Goal 1:</b> Affirmatively Further Fair Housing Choice <b>Goal 2:</b> Increase Affordable Rental Housing Option <b>Goal 3:</b> Increase Access to Affordable Homeownership Option <b>Goal 4:</b> Improve-Expand Public Facilities Access & Capacity <b>Goal 5:</b> Provide Essential Service & Employment Training <b>Goal 6:</b> Provide Rehabilitation Owner-Occupied & City-Owned <b>Goal 7:</b> Program Admin to Support ConPlan & AAPs Objectives
	<b>Basis for Relative Priority:</b>	Neighborhood Stabilization was highlighted as a priority to revitalize and stabilize Goldsboro's most economically distressed neighborhoods within designated Opportunity Zones (Census Tracts 3719100: 1500; 1800; and 1900) through using a public-private investment.
<b>Sort*</b>		
3	<b>Priority Need Name:</b>	Non-Housing Community Development
	<b>Description:</b>	Goldsboro will provide and expand essential services and improve public infrastructure that support LMI individuals and families (i.e., education, employment and training programs, health services, or public enhancements to name a few).
	<b>Priority Level:</b>	High
	<b>Population:</b>	<b>Income Level:</b> Extremely Low; Low; Moderate; Middle <b>Family Type:</b> Large Families; Families with Children; Elderly; Public Housing Residents <b>Homeless:</b> Chronic Homelessness; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; veterans; Persons with HIV/AIDS; Victims of Domestic Violence; Unaccompanied Youth <b>Non-homeless Special Needs:</b> Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions; Persons with

		HIV/AIDS and their Families; Victims of Domestic Violence; Non-housing Community Development; Victims of Domestic Violence
	<b>Geographic Areas Affected:</b>	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)
	<b>Associated Goal(s):</b>	<b>Goal 4:</b> Improve-Expand Public Facilities Access & Capacity <b>Goal 5:</b> Provide Essential Service & Employment Training <b>Goal 7:</b> Program Admin to Support ConPlan & AAPs Objectives
	<b>Basis for Relative Priority:</b>	Non-Housing Community Development was highlighted as a priority based on the historical evidence to the impact infrastructure improvements and public services can have on addressing LMI individuals and families essential needs and sustainability of households.
<b>Sort*</b>		
<b>4</b>	<b>Priority Need Name:</b>	Equity & Affirmatively Furthering Fair Housing
	<b>Description:</b>	Goldsboro desires to work proactively to reduce and mitigate barriers to fair housing choice and to affirmatively further fair housing choice, including fostering equity in neighborhood access to opportunities.
	<b>Priority Level:</b>	High
	<b>Population:</b>	<b>Income Level:</b> Extremely Low; Low; Moderate; Middle <b>Family Type:</b> Large Families; Families with Children; Elderly; Public Housing Residents <b>Homeless:</b> Rural; Chronic Homelessness; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; veterans; Persons with HIV/AIDS; Victims of Domestic Violence; Unaccompanied Youth <b>Non-homeless Special Needs:</b> Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Development Disabilities; Persons with Alcohol or Other Addictions; Persons with HIV/AIDS and their Families; Victims of Domestic Violence; Non-housing Community Development
	<b>Geographic Areas Affected:</b>	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)
	<b>Associated Goal(s):</b>	<b>Goal 1:</b> Affirmatively Further Fair Housing Choice <b>Goal 2:</b> Increase Affordable Rental Housing Option <b>Goal 3:</b> Increase Access to Affordable Homeownership Option <b>Goal 4:</b> Improve-Expand Public Facilities Access & Capacity <b>Goal 7:</b> Program Admin to Support ConPlan & AAPs Objectives
	<b>Basis for Relative Priority:</b>	This need is prioritized based on findings in the previous Analysis of Impediments to Fair Housing Choice that are historical in Goldsboro and through stakeholders' input.

**Narrative (Optional):**

The four priority needs identified for allocating investment of available resources over the next five years were to ensure a comprehensive approach to providing activities that would:

- Widen the subsidy or leverage pool for housing projects to preserve or create hundreds of units that are affordable, accessible, and decent;
- Affirmatively further fair housing choice by taking meaningful actions to overcome significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws;
- Provide services to low-to-moderate income (LMI) individuals and families the aid in developing a sustainable household budget, improve financial capacity, and gain access to resources to help improve housing situations in order to sustain and retain their homes;
- Utilize federal, state, and local monies for LMI individuals and families to maintain habitability, prevent abandonment, and deterioration of housing units in primarily LMI neighborhoods; and
- Lastly, enable federal and local monies to supplement comprehensive community development strategies to address LMI individuals and families' essential needs to strengthen communities.

## SP-30 Influence of Market Conditions - 91.215 (b)

### Influence of Market Conditions

The plan must describe how the characteristics of the housing market influenced the jurisdiction's decisions regarding allocation priorities among the types of housing assistance:

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Continued rising rents, increasing displacement of LMI residents due to reoccurrences of unforeseen natural events, and Goldsboro's aging and lack of affordable housing stock influences the use of funds to leverage projects to help individual households afford housing costs. Goldsboro will utilize market analyses and trends, opportunity zones, the most current completed Analysis of Impediments, and annual need assessments to guide funds available for various housing types.
TBRA for Non-Homeless Special Needs	Continued rising rents, increasing displacement of LMI non-homeless special needs residents due to reoccurrences of unforeseen natural events, and Goldsboro's aging and lack of affordable housing stock influences the use of funds to leverage projects to help individual households afford housing costs. Goldsboro will utilize market analyses and trends, opportunity zones, the most current completed Analysis of Impediments, and annual need assessments to guide funds available for various housing types.
New Unit Production	Goldsboro's housing cost-burdens combined with aging and lack of affordable housing stock continue to be barriers for LMI residents. This burden historically and continues to disproportionately fall on certain populations, mainly LMI minorities and special needs households. Goldsboro will utilize market analyses and trends, opportunity zones, the most current completed Analysis of Impediments, and annual need assessments to guide funds available to leverage new unit production.
Rehabilitation	Stagnant incomes of owners who are LMI, elderly and have special needs, tight capital market for home improvement financing (i.e., loan denials for home improvement loans in certain neighborhoods and for low-income owners), and shortage of accessible housing stock – increase the need for owner-occupied rehabilitation. Goldsboro will utilize market analyses and trends, opportunity zones, the most current completed Analysis of Impediments, and annual need assessments to guide funds available to reduce substandard housing.
Acquisition, including preservation	Goldsboro will implement a new strategy this ConPlan to pursue properties for acquisition and preservation to make readily available to LMI residents to occupy as homebuyers or renters. Goldsboro will utilize market analyses and trends, opportunity zones, the most current completed Analysis of Impediments, and annual need assessments to guide funds available to keep the character and design of neighborhoods intact.

**Table – Influence of Market Conditions**

## SP- 35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction:

Goldsboro will support housing and non-housing community development projects and activities within the ConPlan through HUD entitlement funds from CDBG and HOME, funding granted by North Carolina Housing Finance Agency (NCHFA), pursuing competitive grants, and other resources available. Goldsboro's strategy this ConPlan cycle will be to leverage even more through public-private partnerships and resources, and to reinvest program income in higher potential projects and activities for LMI individuals and families. In FY20-21 Goldsboro will be allocated funding in response to Coronavirus (COVID-19) under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). This will be a new grant program, Community Development Block Grant – Coronavirus (CDBG-CV), to fund programs and activities to prevent, prepare for, and respond to the spread of COVID-19.

**Table – Anticipated Resources**

Source of Funds	Source	Use of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan	Narrative Description
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	Annual Allocation: \$ 351,137 Program Income: \$ 3,120 Prior Year Resources: \$ 180,123 Total: \$ 534,380	\$1,369,863	The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq. HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. Entitlement communities develop their own programs and funding priorities.

Source of Funds	Source	Use of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan	Narrative Description
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	Annual Allocation: \$ 237,076 Program Income: \$ 4,048 Prior Year Resources: \$ 525,028 Total: \$ 766,152	\$1,348,095	The HOME Investment Partnership (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-to-moderate income households. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
Other: CDBG-CV	Public-federal	Emergency Assistance Homelessness Economic Disruption Rental Assistance Other Issues Related to Coronavirus	\$ 206,554	\$0	The CDBG-CV funds allocated under Coronavirus Aid, Relief, and Economic Security Act (CARES Act) may be used under 24 CFR Parts 570.201-570.206, that prevent, prepare for, and respond to the spread of COVID-19.
Other: Urgent Repair (URP)	Public-state	Homeowner rehab Other: Urgent repairs/replacements	\$ 100,000	\$400,000	NCHFA makes Urgent Repair Program funds available to qualified organizations during each funding cycle to finance emergency home repairs and modifications for low-income homeowners with special needs. Nonprofit organizations, local governments and regional councils of governments can use the funds to provide deferred, forgiven loans of up to \$10,000 to qualified homeowners for emergency repairs. These funds granted by NCHFA are funded through the North Carolina Housing Trust Fund.

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

As previously stated, Goldsboro's strategy this ConPlan cycle will be to leverage even more through public-partnerships and resources and to reinvest program income in higher potential projects and activities for LMI individuals and families. Goldsboro's HUD entitlement funds from CDBG and HOME leveraging will be established by funds from a number of non-federal sources, including state and local government, private lending institutions, private and non-profit investments, and other programs. HOME further requires that Participating Jurisdictions (PJs) match 25 cents of every dollar in program funds to mobilize community resources in support of affordable housing.

Historically, Goldsboro has requested and has been granted a reduction of the HOME matching contribution requirement under one of three conditions: 1) fiscal distress; 2) severe fiscal distress; or 3) for Presidentially-declared major disasters covered under the Stafford Act. Nevertheless, in the event Goldsboro is not granted a reduction of the matching contribution required by HUD, local appropriation and other allowable non-federal sources will be utilized within the Community Relations Departmental Budget to meet matching requirements.

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

Goldsboro consistently evaluates publicly owned lands or properties that could be used to address housing and community development needs in Goldsboro. As such, when buildable lots become available and are determined to be a viable option, Goldsboro will pursue public-private partnerships to develop or redevelop affordable housing units. In addition, Goldsboro will strategically acquire land and/or property as publicly owned for either owner-occupied, lease-purchase, or rental property.

**Discussion:**

Goldsboro has no further discussion to provide.

## **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.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Goldsboro	Government	Economic Development; Homelessness; Non-homeless special needs; Ownership; Planning; Rental; neighborhood improvements; public facilities; public services	Jurisdiction
MC Morgan & Associates, Inc.	Developer	Homelessness; Rental	Jurisdiction
North Carolina Housing Finance Agency	Other	Homelessness; Ownership; Rental	Jurisdiction
Housing Authority of the City of Goldsboro	PHA	Homelessness; Non-homeless special needs; Planning; Public Housing; Rental	Jurisdiction
Habitat for Humanity of Goldsboro-Wayne	CHDO	Homelessness; Ownership	Jurisdiction
Wayne Community College	Public institution	Economic Development; Non-homeless special needs; public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Eastpointe, LME	Other	Homelessness; Non-homeless special needs; Planning; Rental	Jurisdiction
WATCH Mobile Medical Unit (Wayne UNC Health)	Non-profit organization	Homelessness and public services	Jurisdiction
Four Day Movement, Inc.	Non-profit organization	Affordable Housing (Rental), Homelessness, and public services	Jurisdiction
Wayne Action Group for Economic Solvency (WAGES)	Community Action Agency	Affordable Housing (Rental), Homelessness, Non-homeless special needs, and public services	Jurisdiction
Wayne Uplift Resource Association (WURA)	Non-profit Organization	Affordable Housing (Rental), Homelessness, Non-homeless special needs, and public services	Jurisdiction

**Table - Institutional Delivery Structure**

**Assess strengths and gaps in the institutional delivery system:**

Goldsboro has a deep-rooted community of non-profit organizations and public institutions that provide resources and services to address housing and community development needs citywide — many of whom Goldsboro fund as sub-recipients through CDBG and HOME as a multilateral approach to carry out objectives for the ConPlan and Annual Action Plans (AAPs). Currently, some stakeholders have expressed a desire for better collaboration, coordination, and transparency across departments and organizations. The primary gap in the delivery system, expressed by stakeholders, is a lack of funding to adequately increase programs. Goldsboro has assessed some services provided by non-profits and public institutions overlap and duplicate institutional delivery. Goldsboro will annual assess the strengths and gaps in the institutional delivery system of the CDBG and HOME programs.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	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	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other: Transitional Housing	X	X	

**Table - Homeless Prevention Services Summary**



**Describe the extent to which services targeted to homeless persons and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:**

For homeless individuals and families in Goldsboro, Wayne Action Group Economic Solvency, Inc. (WAGES) offers a variety of services to meet the needs of the homeless in Goldsboro. Eastpointe, in collaboration with state and community partners, offers housing assistance based on individuals and families' needs through Transition the Community Living Initiative, Target Housing, and Shelter Plus Care programs. The local Salvation Army provides services (clothing vouchers, men's shelter, rapid rehousing, and emergency assistance to name a few) to homeless individuals and families through Emergency Shelter Grant (ESG) and other funds to help transition into a stable living situation. Goldsboro also has the Four Day Movement, Inc. within the jurisdiction providing services to individuals and families who have fallen on difficult times and need a helping hand to avoid falling through the cracks and facing additional compounding obstacles.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above:**

The strength of the service delivery system is through the collaborative effort of some partnerships established with community based providers. As previously stated, Goldsboro has assessed that some services provided by non-profits and public institutions overlap and duplicate institutional delivery.

**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:**

Goldsboro will collaborate with non-profit organizations and public institutions through sub-recipients agreements to utilize CDBG and HOME funds to improve gaps of the service delivery systems for special needs population and homeless individuals and families. Goldsboro's strategy will demonstrate an emphasis on prevention and case management services, access to healthcare services, and housing options to name a few. In summary improving system integration to ensure access to mainstream resources remains a priority for Goldsboro.

## SP- 45 Goals - 91.215(a)(4)

### Goals Summary Information

Goal 1: Affirmatively Further Fair Housing Choice				
Category(s)		Geographic Area(s)		Need(s) Addressed
Affordable Housing		Opportunity Zone (Census Tract:37191001500)		Attainable Housing Development & Preservation
Homeless		Opportunity Zone (Census Tract:37191001800)		Neighborhood Stabilization
Non-Homeless Special Needs		Opportunity Zone (Census Tract:37191001900)		Equity & Affirmatively Furthering Fair Housing
Non-Housing Community Development		Goldsboro Citywide (within LMI requirements)		
<b>Start Year:</b> 2020		<b>End Year:</b> 2024		<b>Outcome:</b> Availability/Accessibility
				<b>Objective:</b> Provide decent affordable housing
Funding		Description:		
CDBG:	\$ 10,000	Funds will be provided to take meaningful actions to overcome significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.		
HOME:	\$ 0			
Other - Urgent Repair (URP):	\$ 0			
Other - CDBG-CV:	\$ 0			
Total	\$ 10,000			
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Public service activities other than Low/Moderate Income Housing Benefit			200	Persons Assisted
Goal 2: Increase Affordable Rental Housing Option				
Category(s)		Geographic Area(s)		Need(s) Addressed
Affordable Housing		Opportunity Zone (Census Tract:37191001500)		Attainable Housing Development & Preservation
Homeless		Opportunity Zone (Census Tract:37191001800)		Neighborhood Stabilization
Non-Homeless Special Needs		Opportunity Zone (Census Tract:37191001900)		Equity & Affirmatively Furthering Fair Housing
		Goldsboro Citywide (within LMI requirements)		
<b>Start Year:</b> 2020		<b>End Year:</b> 2024		<b>Outcome:</b> Affordability
				<b>Objective:</b> Provide decent affordable housing
Funding		Description:		
CDBG:	\$ 0	Funds will be used to leverage public-private partnerships that produce new affordable rental housing. This will allow for LMI households to pay no more than 30 percent of their income for housing cost (including utilities).		
HOME:	\$ 1,254,040			
Other - Urgent Repair (URP):	\$ 0			
Other - CDBG-CV:	\$ 0			
Total	\$ 1,254,040			
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Rental units constructed			156	Households Housing Unit

### Goal 3: Increase Access to Affordable Homeownership Option

Category(s)	Geographic Area(s)	Need(s) Addressed
Affordable Housing Homeless Non-Homeless Special Needs	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
<b>Start Year:</b> 2020	<b>End Year:</b> 2024	<b>Outcome:</b> Affordability
<b>Objective:</b> Provide decent affordable housing		
<b>Funding</b>	<b>Description:</b>	
CDBG: \$ 30,600	<p>Funds will be used to reduce the monthly carrying costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing cost assistance along with housing counseling services to LMI households (including individuals and families with children who are currently housed but threatened with homelessness).</p> <p>Goldsboro will add new homeownership housing by one or both activities: 1) providing funds to nonprofit(s) designated as Community Housing Development Organization (CHDO) for construction of new single-family housing within their organization's target area(s) or 2) by the Goldsboro utilizing funds for properties to be acquired, rehabilitated, or reconstructed for resale as single-family or multi-family housing units for LMI households within Goldsboro's targeted area(s).</p>	
HOME: \$ 748,714		
Other - Urgent Repair (URP): \$ 0		
Other – CDBG-CV: \$ 0		
Total \$ 779,314		
<b>Goal Outcome Indicator(s)</b>		<b>Quantity</b>
Public service activities for Low/Moderate Income Housing Benefit		150
Homeowner Housing Added		33
Homeowner Housing Rehabilitated		33
Direct Financial Assistance to Homebuyers		50
		<b>Unit of Measurement (UoM)</b>
		Households Assisted
		Households Housing Unit
		Household Housing Unit
		Households Assisted

### Goal 4: Improve-Expand Public Facilities Access & Capacity

Category(s)			Geographic Area(s)		Need(s) Addressed		
Public Housing Non-Homeless Special Needs Non-Housing Community Development			Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Non-Housing Community Development		
Start Year: 2020		End Year: 2024		Outcome: Sustainability		Objective: Create suitable living environments	
Funding			Description: Funds will be used to support the needs of Goldsboro’s residential sustainability growth and, at the same time, replace existing facilities that have deteriorated due to age of have become obsolete within LMI census tracts/block groups. It is anticipated that the costs for such improvements will leverage or spur new developments and enhance existing residential units and possibly nearby businesses.				
CDBG: \$ 816,633							
HOME: \$ 0							
Other - Urgent Repair (URP): \$ 0							
Other – CDBG-CV: \$ 0							
Total \$ 816,633							
Goal Outcome Indicator(s)					Quantity	Unit of Measurement (UoM)	
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit					7,485	Persons Assisted	

### Goal 5: Provide Essential Service & Employment Training

Category(s)		Geographic Area(s)	Need(s) Addressed	
Other – Expansion of Available Public Services		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Neighborhood Stabilization Non-Housing Community Development	
Start Year: 2020	End Year: 2024	Outcome: Availability/Accessibility	Objective: Create economic opportunities	
Funding		Description: Funds will be used to provide and expand upon essential services and employment training to LMI individuals and families and special needs populations, not to exceed the 15% public services cap as regulated by HUD.		
CDBG:	\$ 170,000			
HOME:	\$ 0			
Other - Urgent Repair (URP):	\$ 0			
Other - CDBG-CV:	\$ 165,246			
Total	\$ 335,246			
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Public service activities other than Low/Moderate Income Housing Benefit			3,527	Persons Assisted

## Goal 6: Provide Rehabilitation Owner-Occupied & City-Owned

Category(s)	Geographic Area(s)	Need(s) Addressed
Affordable Housing Other – Reduce Slum & Blight	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization
<b>Start Year:</b> 2020 <b>End Year:</b> 2024	<b>Outcome:</b> Sustainability	<b>Objective:</b> Create suitable living environments
<b>Funding</b>	<b>Description:</b> Funds will be provided for owner-occupied housing rehabilitation for LMI households and special needs population. Funds will also be provided for Goldsboro to acquire, rehabilitate, or reconstruct housing units to ensure affordability for LMI households and special needs populations. While reducing slum & blight to benefit LMI households and special needs populations within a physical environment of a deteriorating area.	
CDBG: \$ 535,306		
HOME: \$ 0		
Other - Urgent Repair (URP): \$ 500,000		
Other - CDBG-CV: \$ 0		
Total \$ 1,035,306		
<b>Goal Outcome Indicator(s)</b>		<b>Quantity</b>
Homeowner Housing Added		33
Homeowner Housing Rehabilitated		93
Building Demolished		15

## Goal 7: Program Admin to Support ConPlan & AAPs Objectives

Category(s)	Geographic Area(s)	Need(s) Addressed
Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Other – Program Planning & Administration	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization Non-Housing Community Development Equity & Affirmatively Furthering Fair Housing
<b>Start Year:</b> 2020 <b>End Year:</b> 2024	<b>Outcome:</b> Sustainability	<b>Objective:</b> Create suitable living environments
<b>Funding</b>	<b>Description:</b> Funds will be provided for planning, activities, and administration to support this five-year cycle ConPlan and AAPs' objectives, not to exceed the 20% CDBG, 20% CDBG-CV, and 10% HOME program caps as regulated by HUD.	
CDBG: \$ 341,703		
HOME: \$ 111,494		
Other - Urgent Repair (URP): \$ 0		
Other - CDBG-CV: \$ 41,308		
Total \$ 494,505		
<b>Goal Outcome Indicator(s)</b>		<b>Quantity</b>
Not applicable with this Goal Type		

**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)**

Goldsboro estimates (100) - extremely low-income, (120) - low-income, and (52) - moderate-income families will be provided affordable housing through rental housing and homeownership over this five-year cycle ConPlan.

For informational purpose, this entire section **SP-45 Goals - 91.215(a)(4)** summarizes Goldsboro's priorities and the specific goals it intends to initiate and/or complete within the term of the Strategic Plan as part of the ConPlan and AAPs. Each goal describes Goldsboro's Goal Outcome Indicators in quantitative terms and the plan explicitly expresses Goldsboro's intent with formula grant funds in the context of its larger strategy.

## **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):**

Not applicable to Goldsboro's local Public Housing Authorities (PHAs). Both PHAs have the required percentage of dwelling units accessible for persons with mobility, hearing, or visual disabilities. It should be noted that both PHAs are independently owned and managed – Goldsboro does hold the responsibility to appoint board members to the governing board for the Housing Authority of the City of Goldsboro (HACG). Eastern Carolina Regional Housing Authority governing board appointments are made by the County of Wayne.

**Activities to Increase Resident Involvement:**

HACG's Resident Advisory Boards (RABs) are actively engaged in developing the PHA's plans to address residents' needs. The RABs for each developments brings their inputs to the HACG Management for implementation of programs, services, and initiatives necessary for residents' self-sufficiency and engagement. The Housing Authority of the City of the Goldsboro Resident Services Department works in conjunction with the ROSS program to provide residents with the tools needed to become self-sufficient. Resident Services works to promote self-sufficiency by creating positive relationships between the residents of the Goldsboro Housing Authority and local community resources by associating family-fun activities with educational opportunities. Community partners offer programs and services on and off-site to help residents develop skills that will prepare them for economic independence. Services are available through referrals for any resident living in any Goldsboro Housing Authority housing development. Those services range from job training, health, and financial literacy, youth and adult education to homeownership.

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

No

**Plan to remove the troubled designation:**

Not applicable to Goldsboro's local public housing authorities.

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)**

### **Barriers to Affordable Housing:**

The greatest challenge to affordable residential development continues to be neighborhood resistance. Many neighborhoods have used growth — and perceived or real increases in traffic congestion — to effectively fight rezoning requests that would add density to areas of Goldsboro. In addition, many renters do not have down payments or credit histories needed to purchase homes. Rental housing is very limited in Goldsboro, and the housing that exists is generally in poor condition and sometimes not code compliant (particularly rental housing). Goldsboro ConPlan and AAPs are intended to address affordable housing needs in Goldsboro based on the findings from both quantitative research (Housing Market Analysis) and qualitative research (public meetings, resident and stakeholder surveys). Through the objectives within this five-year ConPlan, preceding AAPs, and the final draft of Goldsboro Analysis of Impediments (AI) currently under development, Goldsboro hopes to better balance neighborhood concerns with growth demands in the future.

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

Goldsboro's four core goals that will be in addition to any strategies recommended by the final AI in partnership with other local agencies and organizations will both implement and support programs that help eliminate and mitigate the barriers to affordable housing. These core goals are as follows:

1. Create affordable housing in vulnerable areas and in areas of opportunity.
  - By emphasizing a focus on residents rather than just the production of housing units, Goldsboro and its partners will prioritize specific neighborhood conditions, including areas vulnerable to displacement and neighborhoods that provide access to opportunity, when creating new affordable housing. The strategies under this goal include investing in land acquisition for future housing development and promoting development of mixed-income communities.
2. Preserve affordability and housing quality.
  - Preservation is a core component of Goldsboro's comprehensive housing strategy. Goldsboro will focus on preserving existing affordable housing, both homeownership and rental, in vulnerable neighborhoods and areas of higher opportunity. The strategies under this goal include investing to maintain affordability in non-subsidized housing to preserve or continue affordability of existing housing units.
3. Promote equitable and accessible housing options.
  - Goldsboro seeks to align cross-cutting citywide actions and policies to support equitable and accessible housing options for Goldsboro residents along the housing continuum. Actions or policy decisions under this goal will enable housing strategies more broadly through community engagement, formal legislative or regulatory action, new and creative finance mechanisms, or programs that help residents access existing housing.
4. Stabilize residents at risk of involuntary displacement (support diverse and inclusive communities).
  - Policies or investments under this goal are aimed at helping to stabilize residents and support diverse, inclusive communities.

Goldsboro intends to explore additional partnerships — including partnerships with mission-driven and private developers — to bring more workforce housing into designated opportunity zones and underutilized land parcels. Finally, Goldsboro will partner with local service providers to provide down payment assistance to help renter households become homeowners; this was a priority of residents who participated in the survey for this Plan.

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

Describe how the jurisdiction's strategic plan goals contribute to:

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

Goldsboro is within the North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee that coordinates local homelessness work and planning for counties such as: Duplin, Greene, Lenoir, Sampson, Wayne (Goldsboro), and Wilson. The Regional Lead is Eastpointe, which in collaboration with state and community partners, offers housing assistance based on individuals and families' needs through Transition the Community Living Initiative, Target Housing, and Shelter Plus Care programs. The local Salvation Army provides services (clothing vouchers, men's shelter, rapid rehousing, and emergency assistance to name a few) to homeless individuals and families through Emergency Shelter Grant (ESG) and other funds to help transition into a stable living situation. For unsheltered homeless individuals and families in Goldsboro, Wayne Action Group Economic Solvency, Inc. (WAGES) offers a variety of services to meet the needs of the homeless in Goldsboro (i.e., providing temporary emergency housing). Goldsboro has also strived to provide information on and connection to the Neuse Regional Committee Lead Agency for local community workers and organization with particular interest in and involvement with homeless population. In addition, Goldsboro representatives are frequently involved in discussions, presentations, and meetings with citizens, other governmental officials, and local service providers to either provide support, understanding, and/or outreach to the homeless in Goldsboro.

Assessing individuals' needs is done by: individuals making contact with agencies designated as entry points where the initial screening is done. During the screening process, it is determined whether individual can be redirected or if they need homeless service. A list of community agencies are kept on hand at the screening agencies to refer individual to the correct service group to address their needs. If a referral to another agency is needed during the screening process, contact will be made by the referring agency to the agency the individual is being referred to in order to give them some background information and to confirm that the agency that they are being referred to will be able to assist the individual.

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

Goldsboro is regularly in contact with case management and support service organizations like Salvation Army, WAGES, Eastpointe, Wayne Action Teams for Community Health (WATCH), Wayne Uplift Resource Association (WURA), and Fordham Home to assess and address the emergency and transitional housing needs of homeless persons where Goldsboro can be of assistance. Goldsboro is exploring opportunities to construct or reconstruct a building to house a shelter for women and children that would provide emergency shelter and transitional housing.. In the previous five-year ConPlan, Goldsboro provided funding through CDBG program for emergency shelter and transitional housing to WAGES, WURA, and WATCH to name a few.



**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Goldsboro will continue to partner and support the efforts of the BoS CoC Neuse Regional Committee to help homeless persons make the transition to permanent housing and self-sustainability. Through the HOME program, Goldsboro will work with case managements and service providers to help provide down payment and closing cost assistance to help them purchase housing units. In addition, Goldsboro will provide funds through the CDBG program to Wayne Community College to provide employment training to homeless persons along with other LMI residents to ensure self-sustainability for permanent housing. Goldsboro will also provide funds through the CDBG program to WATCH for essential healthcare service to homeless persons along with other LMI residents. It is proven that self-sustainability and positive economic health is contingent on a person's good physical healthcare. Goldsboro will prioritize funds or resources towards programs that further prevent individuals and families becoming homeless again. It should be noted that Goldsboro will not differentiate between already homeless and those individuals and families who are on the brink of becoming homeless. Goldsboro will provide resources or funding to assist both types of cases to aid in the effort break down the barriers to affordable housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health social services, employment, education, or youth needs.**

Goldsboro understands there are different homeless populations identified in this question and the level of services need; therefore, Goldsboro will continue to utilize the BoS CoC Neuse Regional Committee and other service providers to identification and assessment, as Goldsboro work with partners to meet those needs. County of Wayne Department of Social Services runs the Temporary Assistance for Needy Families (TANF) program, called Work First (WF), is based on the premise that parents have a responsibility to support themselves and their children. Work First provides parents with short-term training and other services to help them become employed and move toward self-sufficiency. Families in which grandparents and relatives are caring for their relative children and legal guardians can receive services and support that prevent children from unnecessarily entering the foster care system.

One of Goldsboro's community agencies, Mephibosheth Project Inc. - The Mission Is Possible (MPI) offers a Re-Entry program to direct resources toward individuals being released from the justice system who are returning to Goldsboro. The program provides vital resources to reduce the ever-growing rate of recidivism by providing a strong and stable support system that will help to redirect returning citizens toward a path of purpose and productivity. The program connects this population with Trade Skills, Job Preparation Skills, Resume Writing, and Interviewing Skills while simultaneously providing a Faith-Based Curriculum supported by a nationally recognized form of Cognitive Behavioral Intervention (CBI) known as Moral Reconation Therapy (MRT).

## **SP-65 Lead-based Paint Hazards - 91.215(i)**

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

The reduction activity required depends on the nature of the activity funded and the amount of Federal funding. Reduction methods described include paint stabilization, interim controls, standard treatments, and abatement. As required by HUD, any residential property built before 1978 receiving federal funds from CDBG and HOME programs are to be tested for lead-based paint and any lead hazards discovered are to be removed. Currently, Goldsboro includes lead-based paint mitigation measures in all rehabilitation programs and, if needed, will identify and apply for additional funding resources to finance this mitigation. Contractors are required to be trained and certified to supervise removal of lead hazards in order to comply with HUD regulations. Over the course of the ConPlan, Goldsboro will maintain information on lead-based paint hazards in order to (1) educate the public, (2) gauge the prevalence of lead paint contamination, and (3) start to address the issue within Goldsboro. Goldsboro will utilize the following strategies to address lead-based paint hazards and increase access to housing without lead-based paint hazards through its CHDO activity, housing rehabilitation, and homeownership of lead-free home programs. Additionally, Goldsboro will continue to support the Wayne County Environmental Health Department that screens residents for elevated blood lead levels (EBL) and inspects housing units for lead-based paint hazards.

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

As to how it relates to the listed above actions to the extent of lead poisoning and hazards — Goldsboro has a vast number of older housing units built before 1978 that may potentially have lead-based paint hazards. Residing within these older housing units are typically childbearing aged women, large families with five or more children, elderly who may care for children in their family, and individuals with underlying health issues. These populations are generally at greatest risk for lead poisoning that can cause profound and permanent adverse health effects, particularly affecting the development of the brain and nervous system. Lead also causes long-term harm in adults, including increased risk of high blood pressure and kidney damage. Exposure of pregnant women to high levels of lead can cause miscarriage, stillbirth, premature birth and low birth weight.

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

Goldsboro retains the services of a construction and rehabilitation consultant who reviews descriptions of work, construction bids, and conducts physical inspections for project undergoing rehabilitation. In all rehabilitation projects undertaken by Goldsboro, the actions listed above identify at-risk populations, such as children and aged housing stock in order to identify, assess, and prevent lead poisoning and hazards. The program specialist oversees and monitors lead-based paint compliance for all rehabilitation projects. When lead-based paint might be present and, if so, they follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

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

### **Jurisdiction Goals, Programs, and Policies for reducing the number of poverty-level families:**

Goldsboro's Anti-Poverty Strategy is meant to be a comprehensive and multi-agency approach in the areas of housing, essential services, employment training, and healthcare to name a few. Goldsboro will provide funds through the CDBG program to Wayne Community College to provide employment training to reduce the number of poverty-level families. In addition, funds will be provided through the CDBG program to WATCH for essential healthcare service to LMI populations stricken with poverty. It is proven that self-sustainability and positive economics within a community is contingent on a person's healthiness and employability. Funding will be prioritized to collaborate with organization and public institutions to reduce the number of poverty-level families.

Goldsboro has a deep-rooted community of non-profit organizations and public institutions that provide resources and services to address housing and community development needs citywide — many whom Goldsboro funds as sub-recipients through CDBG and HOME as a multilateral approach to carry out objectives (more specifically the Anti-Poverty Strategy) for the ConPlan and Annual Action Plans (AAPs).

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

To increase opportunities of suitable living options among individuals and families living within impoverished conditions. Goldsboro will fund through CDBG activities and programs that provide employment training, essential services, affordable housing, and accessible-adequate healthcare services to a new. In addition, funding will be provided through HOME for CHDO and Rental Housing Development activities that will allow for LMI households to pay no more than 30 percent of their income for housing cost (including utilities) — thereby, reducing the number of persons and families living in poverty.

## **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**

Each sub-recipient that receives CDBG and HOME funding will be monitored a minimum of once annually during the Program Year for the project. However, based on risk assessments of the sub-recipients at the time of application, the sub-recipient may be subjected to additional monitoring visits during the Program Year that the sub-recipient receives program funding.

Program staff will conduct the monitoring of the actual projects and applicants. Monitoring will be conducted for both a Programmatic and Financial perspective for all aspects of the CDBG and HOME Programs. Monitoring will cover all areas the CDBG and HOME Programs (where applicable) in accordance with 24 CFR Part 570, et. Seq.; the applicable Uniform Administrative Requirements in accordance with 24 CFR 84 or 85, et. Seq.; and the applicable OMB Circulars for Non-Profits, Local and State Governments, and Institutions of Higher Education. Monitoring reviews, once completed, will identify both Findings and Concerns and will be presented, in writing, to the applicants within 30 calendar days of completion of the monitoring visit. Applicants will be expected to reply to and resolve all monitoring Findings and Concerns. Some findings and/or concerns, based on their nature (i.e. previous occurrences that cannot be corrected) cannot be resolved, but only acknowledged and procedures to prevent their reoccurrence in the future. Each organization contracted to perform or deliver CDBG and HOME funded programs, projects, or services will be held accountable for all the terms of each contract or sub-recipient agreement entered into. Each agreement is different depending on the nature of the project, and the standards for monitoring are defined in these agreements.

**Monitoring Objective:**

**Primary** - To ensure that sub-recipients are:

- Complying with all applicable federal requirements
- Complying with administrative and financial management standards
- Performing and delivering services in a timely manner

**Secondary** - To identify any potential areas of non-compliance and offer technical assistance.

### **Monitoring Procedure:**

- In-house reviews of sub-recipient materials and regulations review
- Pre-monitoring visits with sub-recipient
- Conduct visit as follow:
  1. Notify of date, scope, focus of review
  2. Hold entrance conference with chief official
  3. Document, gather and analyze
  4. Hold exit conference to report results, hear reaction and form conclusions
  5. Follow-up with letter of results to include findings and/ or concerns

### **On-Site Visits**

Staff performs on-site monitoring reviews at least annually, depending on the need assessment. Programs operations are observed, sub-recipient staff interviewed, client eligibility confirmed, and financial and programmatic reports verified from original documentation.

### **Long-Term Compliance**

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

### **Rental Housing Monitoring**

Monitoring shall be conducted in accordance with the guidelines as set under the HOME Rental Program Activities. Staff will review annual Project Compliance Reports and perform regular on-site visits throughout the affordability period to ensure continued compliance with:

- Rent and occupancy requirements
- Property standards
- Other Federal requirements (e.g. fair housing, lead-based paint, and affirmative marketing)

## Annual Action Plan (FY20-21)

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

#### Introduction:

Goldsboro will support housing and non-housing community development projects and activities within the ConPlan through HUD entitlement funds from CDBG and HOME, funding granted by North Carolina Housing Finance Agency (NCHFA), pursuing competitive grants, and other resources available. Goldsboro's strategy this ConPlan cycle will be to leverage even more through public-partnerships and resources and to reinvest program income in higher potential projects and activities for LMI individuals and families. In FY20-21 Goldsboro will be allocated funding in response to Coronavirus (COVID-19) under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). This will be a new grant program Community Development Block Grant – Coronavirus (CDBG-CV) to fund programs and activities to prevent, prepare for, and respond to the spread of COVID-19.

Source of Funds	Source	Used of Funds	Expected Amount Available FY20-21	Expected Amount Available Remainder of ConPlan	Narrative Description
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	Annual Allocation: \$ 351,137 Program Income: \$ 3,120 Prior Year Resources: \$ 180,123 Total: \$ 534,380	\$1,369,863	The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq. HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed towards revitalizing neighborhoods, economic development, and providing improved community facilities and services. Entitlement communities develop their own programs and funding priorities.

Source of Funds	Source	Used of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan	Narrative Description
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	Annual Allocation: \$ 237,076 Program Income: \$ 4,048 Prior Year Resources: \$ 525,028 Total: \$ 766,152	\$1,348,095	The HOME Investment Partnership (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-to-moderate income households. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
Other: CDBG-CV	Public-federal	Emergency Assistance Homelessness Economic Disruption Rental Assistance Other Issues Related to Coronavirus	\$ 206,554	\$0	The CDBG-CV funds allocated under Coronavirus Aid, Relief, and Economic Security Act (CARES Act) may be used under 24 CFR Parts 570.201-570.206, that prevent, prepare for, and respond the spread of COVID-19.
Other: Urgent Repair (URP)	Public-state	Homeowner rehab Other: Urgent repairs/replacements	\$ 100,000	\$400,000	NCHFA makes Urgent Repair Program funds available to qualified organizations during each funding cycle to finance emergency home repairs and modifications for low-income homeowners with special needs. Nonprofit organizations, local governments and regional councils of governments can use the funds to provide deferred, forgiven loans of up to \$10,000 to qualified homeowners for emergency repairs. These funds granted by NCHFA are funded through the North Carolina Housing Trust Fund.

**Table – Expected Resources – Priority Table**

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

As previously stated, Goldsboro's strategy this ConPlan cycle will be to leverage even more through public-partnerships and resources and to reinvest program income in higher potential projects and activities for LMI individuals and families. Goldsboro's HUD entitlement funds from CDBG and HOME leveraging will be established by funds from a number of non-federal sources, including state and local government, private lending institutions, private and non-profit investments, and other programs. HOME further requires that Participating Jurisdictions (PJs) match 25 cents of every dollar in program funds to mobilizes community resources in support of affordable housing.

Historically, Goldsboro has requested and has been granted a reduction of the HOME matching contribution requirement under one of three conditions: 1) fiscal distress; 2) severe fiscal distress; or 3) for Presidentially-declared major disasters covered under the Stafford Act. Nevertheless, in the event Goldsboro is not granted a reduction of the matching contribution required by HUD. Local appropriation and other allowable non-federal sources will be utilized within the Community Relations Departmental Budget to meet matching requirements.

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

Goldsboro consistently evaluates publicly owned lands or properties that could be used to address housing and community development needs in the Goldsboro. As such, when buildable lots become available and are determined to be a viable option, Goldsboro will pursue public-private partnerships to develop or redevelop affordable housing units. In addition, Goldsboro will strategically acquire land and/or property as publicly owned for either owner-occupied, lease-purchase, or rental property.

**Discussion:**

Goldsboro has no further discussion to provide.

# AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Table - Goals Summary Information

Goal 1: Affirmatively Further Fair Housing Choice				
Category(s)		Geographic Area(s)		Need(s) Addressed
Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
<b>Start Year:</b> 2020 <b>End Year:</b> 2024		<b>Outcome:</b> Availability/Accessibility		<b>Objective:</b> Provide decent affordable housing
<b>Funding</b>		<b>Description:</b> Funds will be provided to taking meaningful actions to overcome significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.		
CDBG:	\$ 2,000			
HOME:	\$ 0			
Other - Urgent Repair (URP):	\$ 0			
Other - CDBG-CV:	\$ 0			
Total	\$ 2,000			
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Public service activities other than Low/Moderate Income Housing Benefit			40	Persons Assisted
Goal 2: Increase Affordable Rental Housing Option				
Category(s)		Geographic Area(s)		Need(s) Addressed
Affordable Housing Homeless Non-Homeless Special Needs		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
<b>Start Year:</b> 2020 <b>End Year:</b> 2024		<b>Outcome:</b> Affordability		<b>Objective:</b> Provide decent affordable housing
<b>Funding</b>		<b>Description:</b> Funds will be used to leverage public-private partnerships that produces new affordable rental housing. This will allow for LMI households to pay no more than 30 percent of their income for housing cost (including utilities).		
CDBG:	\$ 0			
HOME:	\$ 525,028			
Other - Urgent Repair (URP):	\$ 0			
Other - CDBG-CV:	\$ 0			
Total	\$ 525,028			
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Rental units constructed			82	Households Housing Unit



Goal 3: Increase Access to Affordable Homeownership Option					
Category(s)		Geographic Area(s)		Need(s) Addressed	
Affordable Housing		Opportunity Zone (Census Tract:37191001500)		Attainable Housing Development & Preservation	
Homeless		Opportunity Zone (Census Tract:37191001800)		Neighborhood Stabilization	
Non-Homeless Special Needs		Opportunity Zone (Census Tract:37191001900)		Equity & Affirmatively Furthering Fair Housing	
		Goldsboro Citywide (within LMI requirements)			
Start Year: 2020	End Year: 2024	Outcome: Affordability	Objective: Provide decent affordable housing		
Funding		Description:	Funds will be used to reduce the monthly carrying costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing cost assistance along with housing counseling services to LMI households (including individuals and families with children who are currently housed but threatened with homelessness).  Goldsboro will add new homeownership housing by one or both activities: 1) providing funds to nonprofit(s) designated as Community Housing Development Organization (CHDO) for construction of new single-family housing within their organization’s target area(s) or 2) by the Goldsboro utilizing funds for properties to be acquired, rehabilitated, or reconstructed for resale as single-family or multi-family housing units for LMI households within Goldsboro’s targeted area(s).		
CDBG:	\$				6,120
HOME:	\$				217,416
Other - Urgent Repair (URP):	\$				0
Other – CDBG-CV:	\$				0
Total	\$				223,536
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)	
Public service activities for Low/Moderate Income Housing Benefit			30	Households Assisted	
Homeowner Housing Added			6	Households Housing Unit	
Homeowner Housing Rehabilitated			4	Household Housing Unit	
Direct Financial Assistance to Homebuyers			10	Households Assisted	

### Goal 4: Improve-Expand Public Facilities Access & Capacity

Category(s)	Geographic Area(s)	Need(s) Addressed	
Public Housing Non-Homeless Special Needs Non-Housing Community Development	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization Non-Housing Community Development	
<b>Start Year:</b> 2020	<b>End Year:</b> 2024	<b>Outcome:</b> Sustainability	<b>Objective:</b> Create suitable living environments
<b>Funding</b>	<b>Description:</b> Funds will be used to support the needs of Goldsboro's residential sustainability growth and, at the same time, replacing existing facilities that have deteriorated due to age of have become obsolete within LMI census tracts/block groups. It is anticipated that the costs for such improvements will leverage or spur new developments and enhance existing residential units and possibly nearby businesses.		
CDBG: \$ 340,123			
HOME: \$ 0			
Other - Urgent Repair (URP): \$ 0			
Other - CDBG-CV: \$ 0			
Total \$ 340,123			
<b>Goal Outcome Indicator(s)</b>		<b>Quantity</b>	<b>Unit of Measurement (UoM)</b>
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		1,497	Persons Assisted

### Goal 5: Provide Essential Service & Employment Training

Category(s)	Geographic Area(s)	Need(s) Addressed	
Other – Expansion of Available Public Services	Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Neighborhood Stabilization Non-Housing Community Development	
<b>Start Year:</b> 2020	<b>End Year:</b> 2024	<b>Outcome:</b> Availability/Accessibility	<b>Objective:</b> Create economic opportunities
<b>Funding</b>	<b>Description:</b> Funds will be used to provide and expand upon essential services and employment training to LMI individuals and families and special needs populations, not to exceed the 15% public services cap as regulated by HUD.		
CDBG: \$ 30,000			
HOME: \$ 0			
Other - Urgent Repair (URP): \$ 0			
Other - CDBG-CV: \$ 165,246			
Total \$ 195,246			
<b>Goal Outcome Indicator(s)</b>		<b>Quantity</b>	<b>Unit of Measurement (UoM)</b>
Public service activities other than Low/Moderate Income Housing Benefit		1,205	Persons Assisted
Homelessness Prevention		100	Person

## Goal 6: Provide Rehabilitation Owner-Occupied & City-Owned

Category(s)			Geographic Area(s)		Need(s) Addressed		
Affordable Housing Other – Reduce Slum & Blight			Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization		
Start Year: 2020		End Year: 2024		Outcome: Sustainability		Objective: Create suitable living environments	
Funding			Description: Funds will be provided for owner-occupied housing rehabilitation for LMI households and special needs population. Funds will also be provided for Goldsboro to acquire, rehabilitate, or reconstruct housing units to ensure affordability for LMI households and special needs populations. While reducing slum & blight to benefit LMI households and special needs populations within a physical environment of a deteriorating area.				
CDBG: \$ 85,910							
HOME: \$ 0							
Other - Urgent Repair (URP): \$ 100,000							
Other - CDBG-CV: \$ 0							
Total \$ 185,910							
Goal Outcome Indicator(s)					Quantity	Unit of Measurement (UoM)	
Homeowner Housing Added					6	Households Housing Unit	
Homeowner Housing Rehabilitated					14	Households Housing Unit	
Building Demolished					3	Buildings	

## Goal 7: Program Admin to Support ConPlan & AAPs Objectives

Category(s)		Geographic Area(s)	Need(s) Addressed	
Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Other – Program Planning & Administration		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)	Attainable Housing Development & Preservation Neighborhood Stabilization Non-Housing Community Development Equity & Affirmatively Furthering Fair Housing	
Start Year: 2020	End Year: 2024	Outcome: Sustainability	Objective: Create suitable living environments	
Funding		Description: Funds will be provided for planning, activities, and administration to support this five-year cycle ConPlan and AAPs’ objectives, not to exceed the 20% CDBG, 20% CDBG-CV, and 10% HOME program caps as regulated by HUD.		
CDBG:	\$ 70,227			
HOME:	\$ 23,708			
Other - Urgent Repair (URP):	\$ 0			
Other - CDBG-CV:	\$ 41,308			
Total	\$ 135,243			
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Not applicable with this Goal Type				

## AP-35 Projects - 91.220(d)

### Introduction:

Goldsboro will support housing and non-housing community development projects and activities within FY20-21 AAP through HUD entitlement funds from CDBG and HOME, funding granted by North Carolina Housing Finance Agency (NCHFA), pursuing competitive grants, and other resources available. Goldsboro's strategy this AAP cycle will mirror the overall ConPlan cycle by leveraging even more through public-partnerships and resources and to reinvest program income in higher potential projects and activities for LMI individuals and families. In FY20-21 Goldsboro will be allocated funding in response to Coronavirus (COVID-19) under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). This will be a new grant program Community Development Block Grant – Coronavirus (CDBG-CV) to fund programs and activities to prevent, prepare for, and respond to the spread of COVID-19.

### Projects

Sorting #	Project Name
1	Fair Housing
2	Housing Counseling
3	Public Facilities & Improvements (City-Owned)
4	Public Services
5	Rehabilitation (Acquisition, Admin., & Public Owned Residential Bldgs.)
6	CHDO Reserve
7	Homebuyer Assistance
8	Homebuyer Assistance & Rehabilitation
9	Rental Housing Development
10	Program Administration (CDBG & HOME)
11	COVID-19 Public Service Grants

**Table – Project Information**

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

Funding allocations are based on information within **SP-25 Priority Needs – 91.215(a)(2) Basis for Relative Priority**. The major obstacle to addressing underserved needs in Goldsboro is the lack of available funding to serve all needs within the area.

# AP-38 Project Summary

## Project Summary Information

**Project Sorting Number: 1**

Project Title: Fair Housing				
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 1	Grantee/PJ Project ID & (Matrix Code): 05J-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Affirmatively Further Fair Housing Choice		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
Target Date for Completion: 6/30/2021		Outcome: Availability/Accessibility		Objective: Provide decent affordable housing
<b>Est. Amount (including Program Income)</b> CDBG: \$ 2,000 HOME: \$ 0 Total \$ 2,000		<b>Description:</b> Funds will be provided to taking meaningful actions to overcome significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.		
<b>Expected Resources</b> CDBG: \$ 2,000 HOME: \$ 0 Other – Urgent Repair (URP) \$ 0 Other – CDBG-CV: \$ 0 Total \$ 2,000		<b>Estimate the number and type of families that will benefit from the proposed activities:</b> 40 Low/Mod Limited Clientele (LMC) Families <b>Planned Activities:</b> Fair housing services (e.g. counseling on housing discrimination) as public services.		
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Public service activities other than Low/Moderate Income Housing Benefit			40	Persons Assisted

## Project Sorting Number: 2

Project Title: Housing Counseling					
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 2	Grantee/PJ Project ID & (Matrix Code): 13A-2020	
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed	
Increase Access to Affordable Homeownership Options		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing	
Target Date for Completion: 6/30/2021		Outcome: Affordability		Objective: Provide decent affordable housing	
Est. Amount (including Program Income)		Description: Funds will be provided for counseling that is independent, expert advice customized to the need of the consumer to address the consumer's housing barriers and to help achieve their housing goals. This will include, but not be limited to, intake; financial and housing affordability analysis; an action plan, except for reverse mortgage counseling; and a reasonable effort to have follow-up communication with the client when possible.			
CDBG: \$ 6,120					
HOME: \$ 0					
Total \$ 6,120					
Expected Resources		Estimate the number and type of families that will benefit from the proposed activities:		30 Low/Mod Housing (LMH) Families	
CDBG: \$ 6,120		Planned Activities: Housing Counseling, under 24 CFR 5.100			
HOME: \$ 0					
Other – Urgent Repair (URP) \$ 0					
Other – CDBG-CV: \$ 0					
Total \$ 6,120					
Goal Outcome Indicator(s)				Quantity	Unit of Measurement (UoM)
Public service activities for Low/Moderate Income Housing Benefit				30	Households Assisted

## Project Sorting Number: 3

Project Title: Public Facilities & Improvements (City-Owned)				
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 3	Grantee/PJ Project ID & (Matrix Code): 03A/Z-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Improve-Expand Public Facilities Access and Capacity		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Non-Housing Community Development
Target Date for Completion: 6/30/2021		Outcome: Sustainability	Objective: Create suitable living environments	
Est. Amount (including Program Income)		Description: Funds will be used to support the needs of Goldsboro’s residential sustainability growth and, at the same time, replacing existing facilities that have deteriorated due to age of have become obsolete within LMI census tracts/block groups. It is anticipated that the costs for such improvements will leverage or spur new developments and enhance existing residential units and possibly nearby businesses. Funds will be used for the debt service of the WA Foster Center construction approved under the 2015 Request for Release of Funds and Certification by HUD.		
CDBG: \$ 340,123 HOME: \$ 0 Total \$ 340,123				
Expected Resources		Estimate the number and type of families that will benefit from the proposed activities:		1,497 Families within Low/Mod Area Benefit (LMA)
		Planned Activities: CDBG funds will be used by the grantee or other public or private non-profit entities for public facilities and improvements.		
		CDBG: \$ 340,123		
		HOME: \$ 0		
		Other – Urgent Repair (URP) \$ 0		
Other – CDBG – CV: \$ 0				
Total \$ 340,123				
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit			1,497	Persons Assisted

## Project Sorting Number: 4

Project Title: Public Services				
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 4	Grantee/PJ Project ID & (Matrix Code): 05A/Z-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Provide Essential Service & Employment Training		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Neighborhood Stabilization Non-Housing Community Development
Target Date for Completion: 6/30/2021		Outcome: Availability/Accessibility		Objective: Create economic opportunities
<b>Est. Amount (including Program Income)</b> CDBG: \$ 30,000 HOME: \$ 0 Total \$ 30,000		<b>Description:</b> Funds will be used to provide and expand upon essential services and employment training to LMI individuals and families and special needs populations, not to exceed the 15% public services cap as regulated by HUD.		
<b>Expected Resources</b> CDBG: \$ 30,000 HOME: \$ 0 Other – Urgent Repair (URP) \$ 0 Other – CDBG-CV: \$ 0 Total \$ 30,000		<b>Estimate the number and type of families that will benefit from the proposed activities:</b> 705 Low/Mod Limited Clientele (LMC) Families		
		<b>Planned Activities:</b> CDBG assisted public services activities including, but not limited to: employment services, crime prevention, health services, substance abuse services, & edu. programs.		
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Public Service activities other than Low/Moderate Income Housing Benefit			705	Persons Assisted



## Project Sorting Number: 5

Project Title: Rehabilitation (Acquisition, Admin., & Public Owned Residential Bldgs.)				
Grantee/PJ Name: Goldsboro	Program Year: 2020	IDIS Project ID: 5	Grantee/PJ Project ID & (Matrix Code):	14D,14G,14H-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Provide Rehabilitation Owner-Occupied and City-Owned		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization
Target Date for Completion: 6/30/2021		Outcome: Sustainability		Objective: Create suitable living environments
<b>Est. Amount (including Program Income)</b> CDBG: \$ 85,910 HOME: \$ 0 Total \$ 85,910		<b>Description:</b> Funds will be provided for owner-occupied housing rehabilitation for LMI households and special needs population. Funds will also be provided for Goldsboro to acquire, rehabilitate, or reconstruct housing units to ensure affordability for LMI households and special needs populations within a physical environment of a deteriorating area. Funds will be provided for all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities.		
<b>Expected Resources</b> CDBG: \$ 85,195 HOME: \$ 0 Other – Urgent Repair (URP) \$ 100,000 Other – CDBG-CV: \$ 0 Total \$ 185,910		<b>Estimate the number and type of families that will benefit from the proposed activities:</b> 23 Low/Mod Housing (LMH) Families <b>Planned Activities:</b> Housing: acquisition of property to be rehabilitated for housing, Rehabilitation of permanent housing owned by a public entity other than a PHA, & all delivery costs.		
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Homeowner Housing Added			6	Households Housing Units
Homeowner Housing Rehabilitated			14	Households Housing Units
Building Demolished			3	Buildings

## Project Sorting Number: 6

Project Title: CHDO Reserve				
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 6	Grantee/PJ Project ID & (Matrix Code): 3CR-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Increase Access to Affordable Homeownership Option		Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
Target Date for Completion: 6/30/2021		Outcome: Affordability		Objective: Provide decent affordable housing
Est. Amount (including Program Income)		Description: Funds will be used to add new homeownership housing by nonprofit(s) designated as Community Housing Development Organization (CHDO) for construction of new single-family housing within their organization’s target area(s).		
CDBG: \$ 0 HOME: \$ 41,609 Total \$ 41,609				
Expected Resources		Estimate the number and type of families that will benefit from the proposed activities:	2 Low/Mod Housing (LMH) Families	
CDBG: \$ 0 HOME: \$ 41,609 Other – Urgent Repair (URP) \$ 0 Other – CDBG-CV: \$ 0 Total \$ 41,609				
		Planned Activities:	At least 15% of HOME funds will be set aside for specific activities to be undertaken by a special type of nonprofit(s) as a Community Housing Development Organization (CHDO)	
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Homeowner Housing Added			2	Households Housing Units

## Project Sorting Number: 7

Project Title: Homebuyer Assistance				
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 7	Grantee/PJ Project ID & (Matrix Code): 51HB-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Increase Access to Affordable Homeownership Option		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
Target Date for Completion: 6/30/2021Outcome: AffordabilityObjective: Provide decent affordable housing				
Est. Amount (including Program Income)		Description: Funds will be used to reduce the monthly carrying costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing cost assistance to LMI households (including individuals and families with children who are currently housed but threatened with homelessness).		
CDBG: \$ 0				
HOME: \$ 62,000				
Total \$ 62,000				
Expected Resources		Estimate the number and type of families that will benefit from the proposed activities: 10 Low/Mod Housing (LMH) Families  Planned Activities: Direct financial assistance in the form of deferred-payment loans to purchase first primary home.		
CDBG: \$ 0				
HOME: \$ 62,000				
Other – Urgent Repair (URP) \$ 0				
Other – CDBG-CV: \$ 0				
Total \$ 62,000				
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Direct Financial Assistance to Homebuyers			10	Households Assisted

## Project Sorting Number: 8

Project Title: Homebuyer Assistance & Rehabilitation				
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 8	Grantee/PJ Project ID & (Matrix Code): 52HB-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Increase Access to Affordable Homeownership Option		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
Target Date for Completion: 6/30/2021		Outcome: Affordability	Objective: Provide decent affordable housing	
Est. Amount (including Program Income)		Description: Funds will be provided for properties to be acquired, rehabilitated, or reconstructed for resale as single-family or multi-family housing units for LMI households within Goldsboro's targeted area(s) utilizing a developer. This will allow the reduction for the monthly carrying costs of mortgage loans to increase homeownership opportunities through down payment and closing cost assistance to LMI households (including individuals and families with children who are currently housed but threatened with homelessness).		
CDBG: \$ 0				
HOME: \$ 113,807				
Total \$ 113,807				
Expected Resources		Estimate the number and type of families that will benefit from the proposed activities:		4 Low/Mod Housing (LMH) Families
CDBG: \$ 0		Planned Activities: Grantee will acquire and rehabilitate, or assist a developer to acquire and rehabilitate, substandard properties to be sold after rehabilitation to low-income purchasers.		
HOME: \$ 113,807				
Other – Urgent Repair (URP) \$ 0				
Other- CDBG-CV: \$ 0				
Total \$ 113,807				
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Homeowner Housing Added			2	Households Housing Unit
Homeowner Housing Rehabilitated			2	Households Housing Unit

## Project Sorting Number: 9

Project Title: Rental Housing Development				
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 9	Grantee/PJ Project ID & (Matrix Code): 6RH-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Increase Affordable Rental Housing Option		Located approximately at 3227 Central Heights Road, Goldsboro, NC 27534		Attainable Housing Development & Preservation Neighborhood Stabilization Equity & Affirmatively Furthering Fair Housing
Target Date for Completion: 6/30/2021		Outcome: Affordability		Objective: Provide decent affordable housing
<b>Est. Amount (including Program Income)</b> CDBG: \$ 0 HOME: \$ 525,028 Total \$ 525,028		<b>Description:</b> Funds will be used to leverage public-private partnerships that produces new affordable rental housing. This will allow for LMI households to pay no more than 30 percent of their income for housing cost (including utilities).		
<b>Expected Resources</b> CDBG: \$ 0 HOME: \$ 525,028 Other – Urgent Repair (URP) \$ 0 Other – CDBG-CV: \$ 0 Total \$ 525,028		<b>Estimate the number and type of families that will benefit from the proposed activities:</b> 80 Low/Mod Housing (LMH) Families  <b>Planned Activities:</b> HOME funds will be used toward the new construction of rental housing in the form of permanent mortgage loan assistance.		
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Rental units constructed			80	Households Housing Unit

## Project Sorting Number: 10

Project Title: Program Administration (CDBG & HOME)				
Grantee/PJ Name: Goldsboro		Program Year: 2020	IDIS Project ID: 10	Grantee/PJ Project ID & (Matrix Code): 21A/AD-2020
Annual Goal(s) Supported		Target Area(s) Included & Location Description		Priority Need(s) Addressed
Program Admin to Support ConPlan and AAPs Objectives		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Non-Housing Community Development Equity & Affirmatively Furthering Fair Housing
Target Date for Completion: 6/30/2021		Outcome: Sustainability		Objective: Create suitable living environments
<b>Est. Amount (including Program Income)</b> CDBG: \$ 70,227 HOME: \$ 23,708 Total \$ 93,935		<b>Description:</b> Funds will be provided for planning, activities, and administration to support this five-year cycle ConPlan and AAPs' objectives, not to exceed the 20% CDBG, 20% CDBG-CV, and 10% HOME program caps as regulated by HUD.		
<b>Expected Resources</b> CDBG: \$ 70,227 HOME: \$ 23,708 Other – Urgent Repair (URP) \$ 0 Other – CDBG-CV: \$ 41,308 Total \$ 93,935		<b>Estimate the number and type of families that will benefit from the proposed activities:</b> Not applicable to this type of project		
		<b>Planned Activities:</b> Overall program admin., including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation.		
Goal Outcome Indicator(s)			Quantity	Unit of Measurement (UoM)
Not applicable to this type of project				

## Project Sorting Number: 11

Project Title: COVID-19 Public Service Grants				
<b>Grantee/PJ Name:</b> Goldsboro	<b>Program Year:</b> 2020	<b>IDIS Project ID:</b> 11	<b>Grantee/PJ Project ID &amp; (Matrix Code):</b> 19CV-2020	
<b>Annual Goal(s) Supported</b>		<b>Target Area(s) Included &amp; Location Description</b>		<b>Priority Need(s) Addressed</b>
Provides Essential Service & Employment Training		Opportunity Zone (Census Tract:37191001500) Opportunity Zone (Census Tract:37191001800) Opportunity Zone (Census Tract:37191001900) Goldsboro Citywide (within LMI requirements)		Attainable Housing Development & Preservation Neighborhood Stabilization Non-Housing Community Development Equity & Affirmatively Furthering Fair Housing
<b>Target Date for Completion:</b> 6/30/2021		<b>Outcome:</b> Sustainability		<b>Objective:</b> Create suitable living environments
<b>Est. Amount (including Program Income)</b>		<b>Description:</b> The CDBG-CV funds allocated under Coronavirus Aid, Relief, and Economic Security Act (CARES Act) may be used under 24 CFR Parts 570.201-570.206, that prevent, prepare for, and respond to the spread of COVID-19.		
CDBG: \$ 0 HOME: \$ 0 Total \$ 0				
<b>Expected Resources</b>		<b>Estimate the number and type of families that will benefit from the proposed activities:</b> 600 Low/Mod Limited Clientele (LMC) Families  <b>Planned Activities:</b> CDBG-CV assisted public services activities to prevent, prepare for, and respond the spread of COVID-19. This activity is identified as an urgent need caused by COVID-19 and noted as such within the CARES Act and all HUD memorandum transmittals.		
CDBG: \$ 0 HOME: \$ 0 Other – Urgent Repair (URP) \$ 0 Other – CDBG-CV: \$ 165,246 Total \$ 165,246				
<b>Goal Outcome Indicator(s)</b>			<b>Quantity</b>	<b>Unit of Measurement (UoM)</b>
Public Service activities other than Low/Moderate Income Housing Benefit			500	Persons Assisted
Homelessness Prevention			100	Persons Assisted

CDBG-CV funds allocated under the CARES Act as determined by HUD can be used for a range of eligible activities, allowed under 24 CFR Parts 570.201-570.206, which prevent, prepare for, and respond to the spread of COVID-19. Activities must meet one of HUD's three National Objectives as required by CDBG regulations within 24 CFR Part 570.208: 1) Benefit Low-to Moderate-Income Persons/Households; 2) Aid in the Prevention/Elimination of Slum and Blight; or 3) Meet an Urgent Need. Goldsboro will use CDBG-CV dollars to fund projects and activities that comply with 24 CFR Parts 570.201-570.208 to prevent and respond to the spread of infectious disease such as the Coronavirus disease 2019 (COVID-19).

Proposed Eligible Activities to Support with CDBG-CV Funds under COVID-19 Public Service Grants:

Proposed Agencies and Brief Summary of Activities Associated to COVID-19	Total Proposed Funding
<b>Wayne Uplift Resource Association, Inc. (WURA)</b> Funds will be used to support the Women Shelter that has seen a surge in domestic violence needs. In addition, assistance will be provided to women and children fleeing domestic violence situation exasperated by COVID-19 pandemic (i.e., rental and utility assistance; food, household and cleaning supplies, and support of the Crisis Hotline).	\$10,000
<b>Goldsboro Family YMCA</b> Funds will be used to provide food distribution to children and families along with providing summer camps to children of essential workers and families to address and treat the psychological effects of COVID-19 on children.	\$15,000
<b>Wayne Action Group for Economic Solvency, Inc. (WAGES)</b> Funds will be used to provide case management services for the homeless, homebound seniors, and other special needs populations at-risk of homelessness as designated by HUD (i.e., temporary sheltering through hotels; rental deposits for permanent housing; employment training and education; coordination with Vocational Rehabilitation and Mental Health; toiletries; food distribution; and wellness checks).	\$41,123
<b>Wayne Action Teams for Community Health (WATCH)</b> Funds will be used to support the mobile clinic to provide medical response to uninsured or underinsured citizens of Goldsboro due to upsurge in demands from patients seeking care. Citizens appear to be reluctant to visit brick-and-mortar healthcare offices out of the fears of contracting COVID-19 or are just unable to get appointments due to scheduling constraints of healthcare offices working within CDC and social distance guidelines.	\$41,123
<b>Four Day Movement, Inc.</b> Funds will be provided for direct essential services to individuals, families, and special needs populations at-risk of homelessness as designated by HUD.	\$8,000
<b>The Salvation Army</b> Funds will be used to support emergency assistance for families, individuals, and special needs populations as designated by HUD impacted by COVID-19 (i.e., rental and utility assistance; homeless shelter needs; and life sustaining medical and pharmacy necessities).	\$30,000
<b>Partnership for Children of Wayne County</b> Funds will be used to support the key role childcare providers and facilitates are playing to support other essential workers and their children during COVID-19 (i.e., health and safety essential supplies, childcare cost for essential workers, and operations). Funding will also address the economic impact childcare providers are sustaining with diminishing enrollments and working within CDC and social distance guidelines.	\$20,000



## 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

Goldsboro recognizes that each neighborhood's housing, economic, and social needs are unique but are interconnected. Therefore, as part of Goldsboro's approach there will be a focus on all neighborhoods as a citywide geographic area through multiple activities in a concentrated and coordinated manner. In an effect, to empower Goldsboro's most economically distressed neighborhoods a place-based priority will be utilized, as well, for a comprehensive, place-based strategy with coordinated action between Goldsboro and other stakeholders and resources within Goldsboro's designated Opportunity Zones (Census Tracts 3719100: 1500; 1800; and 1900). These designated Opportunity Zones are also identified as highly concentrated areas of LMI population and minorities. With the proposed rule changes to CDBG and HOME programs to create flexibilities to incentivize their use in designated Opportunity Zones(1) — Goldsboro will direct and leverage CDBG and HOME funds for preservation and creation of affordable housings and attracting revitalizing investments that can create jobs, business expansion, and new business development to Goldsboro.

- (1) Opportunity Zones are economically distressed communities, defined by individual census tract, nominated by America's governors, and certified by the U.S. Secretary of the Treasury via his delegation of that authority to the Internal Revenue Service. Under certain conditions, new investments in Opportunity Zones may be eligible for preferential tax treatment. There are 8,764 Opportunity Zones in the United States (again Goldsboro has three), many of which have experienced a lack of investment for decades. The Opportunity Zones initiative is not a top-down government program from Washington but an incentive to spur private and public investment in America's underserved communities.

### Geographic Distribution

Area Name	Percentage of Funds
Opportunity Zone (Census Tract:37191001500)	17%
Opportunity Zone (Census Tract:37191001800)	21%
Opportunity Zone (Census Tract:37191001900)	21%
Goldsboro Citywide (within LMI requirements)	41%

**Table1 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

Goldsboro's rationale for the priorities for allocating investments geographically is the same information from within **SP-25 Priority Needs – 91.215(a)(2) Basis for Relative Priority** and **within the top portion of this section AP-50 Geographic Distribution - 91.220(f)**. Priority was also determined based on activities and programs that would support Goldsboro's strategies to help make greater impacts – through leveraged and partner investments.

### Discussion

Goldsboro has no further discussion to provide.

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

### Introduction:

The greatest challenge to affordable and residential development continues to be neighborhood resistance. Many neighborhoods have used growth — and perceived or real increases in traffic congestion — to effectively fight rezoning requests that would add density to areas of Goldsboro. In addition, many renters do not have down payments or credit histories needed to purchase homes. Or rental housing is very limited in Goldsboro, and the housing that exists is generally in poor condition and sometimes not code compliant (particularly rental housing). Goldsboro ConPlan and AAPs are intended to address affordable housing needs in Goldsboro based on the findings from both quantitative research (Housing Market Analysis) and qualitative research (public meetings, citizen survey and stakeholder meetings). Through the objectives within this five-year ConPlan, preceding AAPs, and the final draft of Goldsboro Analysis of Impediments (AI) currently under developing, Goldsboro hopes to better balance neighborhood concerns with growth demands in the future.

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

Goldsboro's four core goals that will be in addition to any strategies recommended by the final AI in partnership with other local agencies and organizations will both implement and support programs that help eliminate and mitigate the barriers to affordable housing. These core goals are as follow:

1. Create affordable housing in vulnerable areas and in areas of opportunity.
2. Preserve affordability and housing quality.
3. Promote equitable and accessible housing options.
4. Stabilize resident at risk of involuntary displacement (support diverse and inclusive communities).

One Year Goals for the Number of Households to be Supported:	
Homeless:	100
Non-Homeless:	2070
Special-Needs:	235
Total:	2,405

**Table – One Year Goals of Households to be Supported**

One Year Goals for the Number of Households Supported Through:	
Rental Assistance:	0
The Production of New Units:	88
Rehab of Existing Units:	20
Acquisition of Existing Units	16
Total:	124

**Table – One Year Goals Households of Supported Through**

### Discussion:

Goldsboro has no further discussion to provide.

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

### Introduction:

Goldsboro has two Public Housing Authorities (PHAs) within its jurisdiction, it should be noted that both PHAs are independently owned and managed. Goldsboro does hold the responsibility to appoint board members to the governing board for the Housing Authority of the City of Goldsboro (HACG). Eastern Carolina Regional Housing Authority governing board appointments are made by the County of Wayne. HACG manages (1,190) conventional

public housing units while Eastern Carolina Regional Housing Authority manages (240) subsidized housing units. HACG oversees (237) vouchers in the Section 8 Housing Choice Voucher program, (15) special purpose vouchers in the Section 811 Mainstream Voucher program, and (27) special purpose vouchers in the Veterans Administrative Supportive Housing program.

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

Both PHAs have departments responsible for the management of the agency's capital fund program, from design to oversight of general contractors and contract, and administration to procurement for modernization and development. HACG is currently involved in a comprehensive renovation project designed to improve distressed housing units. HACG has development a proposed [Annual Agency Plan and 5-Year Plan including HUD; Capital Fund Program; 5-Year Plan](#) geared towards goals, objectives, and improvement and acquisition projects to ensure long-term viability to continue serving the needs within the PHA community.

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

HACG's Resident Advisory Boards (RABs) are actively engaged in developing the PHA's plans to address residents' needs. The RABs for each developments brings their inputs to the HACG Management for implementation of programs, services, and initiatives necessary for residents' self-sufficiency and engagement. The Housing Authority of the City of the Goldsboro Resident Services Department works in conjunction with the ROSS program to provide residents with the tools needed to become self-sufficient. Resident Services works to promote self-sufficiency by creating positive relationships between the residents of the Goldsboro Housing Authority and local community resources by associating family-fun activities with educational opportunities. Community partners offer programs and services on and off-site to help residents develop skills that will prepare them for economic independence. Services are available through referrals for any resident living in any Goldsboro Housing Authority housing development. Those services range from job training, health, and financial literacy, youth and adult education to homeownership. Goldsboro will collaborate with both PHAs, non-profits, and CHDOs to expand homeownership opportunities for low-income persons through the City's Homebuyer Assistance, Housing Counseling, and CHDO projects. It should be noted that the HACG has indicated within its proposed [Annual Agency Plan and 5-Year Plan including HUD; Capital Fund Program; 5-Year Plan](#) to purchase at least one dwelling unit each year for its homeownership program utilizing rent-to-purchase or other rental options until a low-income purchaser can qualify for a mortgage loan.

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

Not applicable to Goldsboro's local public housing authorities.

**Discussion:**

Goldsboro has no further discussion to provide.

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

### **Introduction:**

Goldsboro is not the lead agency for Emergency Shelter Grant (ESG) funds provided by HUD; however, Eastpointe is recipient of ESG funds. Eastpointe utilizes ESG funds as one source to address the needs of homeless and special needs individuals and families. Through a Request for Proposal (RFP), nonprofit agencies are funded for providing services such as Emergency Shelter, Homeless Prevention Activities; or Rapid Re-housing. Goldsboro will utilize CDBG and CDBG-CV funds to support services to homeless and special needs individuals and families. Refer to **AP-20 Annual Goals and Objectives** and **AP-35 Projects** for more of allocation amounts, projects, goals, and objectives (i.e., Goal 5: Provide Essential Service & Employment Training, Project #4: Public Services, and Project #11: COVID-19 Public Service Grants to name a few.

Describe how the jurisdiction's strategic plan goals contribute to:

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

Goldsboro is within North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee that coordinates local homelessness work and planning for counties such as: Duplin, Greene, Lenoir, Sampson, Wayne (Goldsboro), and Wilson. The Regional Lead is Eastpointe, in collaboration with state and community partners, offers housing assistance based on individuals and families' needs through Transition the Community Living Initiative, Target Housing, and Shelter Plus Care programs. The local Salvation Army provides services (clothing vouchers, men's shelter, rapid rehousing, and emergency assistance to name a few) to homeless individuals and families through Emergency Shelter Grant (ESG) and other funds to help transition into a stable living situation. For unsheltered homeless individuals and families in Goldsboro, Wayne Action Group Economic Solvency, Inc. (WAGES) offers a variety of services to meet the needs of the homeless in Goldsboro (i.e., providing temporary emergency housing). Goldsboro has also strived to provide information on and connection to the Neuse Regional Committee Lead Agency for local community workers and organization with particular interest in and involvement with homeless population. In addition, Goldsboro representatives are frequently involved in discussions, presentations, and meetings with citizens, other governmental officials, and local service providers to either provide support, understanding, and/or outreach to the homeless in Goldsboro.

Assessing individuals' needs is done by: individuals making contact with agencies designated as entry points where the initial screening is done. During the screening process, it is determined whether individual can be redirected or if they need homeless service. A list of community agencies are kept on hand at the screening agencies to refer individuals to the correct service group to address their needs. If a referral to another agency is needed during the screening process, contact will be made by the referring agency to the agency the individual is being referred to in order to give them some background information and to confirm that the agency that they are being referred to will be able to assist the individual.

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

Goldsboro is regularly in contact with case management and support service organizations like Salvation Army, WAGES, Eastpointe, Wayne Action Teams for Community Health (WATCH), Wayne Uplift Resource Association (WURA), and Fordham Home to assess and address the emergency and transitional housing needs of homeless persons where Goldsboro can be of assistance. Goldsboro is exploring opportunities to construct or reconstruct a building for a women and children shelter for emergency shelter and transitional housing needs. In the previous five-year ConPlan, Goldsboro provided funding through CDBG program to help emergency shelter and transitional housing to WAGES, WURA, and WATCH to name a few.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Goldsboro will continue to partner and support the efforts of the BoS CoC Neuse Regional Committee to help homeless persons make the transition to permanent housing and self-sustainability. Through the HOME program, Goldsboro will work with case managements and service providers to help provide downpayment and closing cost assistance to help them purchase housing units. In addition, Goldsboro will provide funds through the CDBG program to Wayne Community College to provide employment training to homeless persons along with other LMI residents to ensure self-sustainability for permanent housing. Goldsboro will also provide funds through the CDBG program to WATCH for essential healthcare service to homeless persons along with other LMI residents. It is proven that self-sustainability and positive economic health is contingent on a person's good physical healthcare. Goldsboro will prioritize funds or resources towards programs that further prevent individuals and families becoming homeless again. It should be noted that Goldsboro will not differentiate between already homeless and those individuals and families who are on the brink of becoming homeless. Goldsboro will provide resources or funding to assist both types of cases to aid in the effort break down the barriers to affordable housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health social services, employment, education, or youth needs.**

Goldsboro understands there are different homeless populations identified in this question and the level of services need; therefore, Goldsboro will continue to utilize the BoS CoC Neuse Regional Committee and other service providers to identification and assessment, as Goldsboro work with partners to meet those needs. County of Wayne Department of Social Services runs the Temporary Assistance for Needy Families (TANF) program, called Work First (WF), is based on the premise that parents have a responsibility to support themselves and their children. Work First provides parents with short-term training and other services to help them become employed and move toward self-sufficiency. Families in which grandparents and relatives are caring for their relative children and legal guardians can receive services and support that prevent children from unnecessarily entering the foster care system.

Mephibosheth Project Inc. - The Mission Is Possible (MPI) offers a Re-Entry program to direct resources towards individuals from the Justice System returning to Goldsboro. The program provide vital resources to reduce the ever-growing rate of Recidivism by providing a strong and stable support system that will help to redirect returning citizens toward a path of purpose and productivity. The program connects this population with Trade Skills, Job Preparation Skills, Resume Writing, and Interviewing Skills - while simultaneously providing a Faith-Based Curriculum supported by a nationally recognized form of Cognitive Behavioral Intervention (CBI) known as Moral Reconation Therapy (MRT).

## **Discussion:**

Goldsboro has no further discussion to provide.

## AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

### Introduction:

The greatest challenge to affordable and residential development continues to be neighborhood resistance. Many neighborhoods have used growth — and perceived or real increases in traffic congestion — to effectively fight rezoning requests that would add density to areas of Goldsboro. In addition, many renters do not have down payments or credit histories needed to purchase homes. Or rental housing is very limited in the Goldsboro, and the housing that exists is generally in poor condition and sometimes not code compliant (particularly rental housing). Goldsboro ConPlan and AAPs are intended to address affordable housing needs in Goldsboro based on the findings from both quantitative research (Housing Market Analysis) and qualitative research (public meetings, resident and stakeholder surveys). Through the objectives within this five-year ConPlan, preceding AAPs, and the final draft of Goldsboro Analysis of Impediments (AI) currently under developing, Goldsboro hopes to better balance neighborhood concerns with growth demands in the future.

### **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:**

Goldsboro's four core goals that will be in addition to any strategies recommended by the final AI in partnership with other local agencies and organizations will both implement and support programs that help eliminate and mitigate the barriers to affordable housing. These core goals are as follow:

1. Create affordable housing in vulnerable areas and in areas of opportunity.
  - By emphasizing a focus on residents rather than just the production of housing units, Goldsboro and its partners will prioritize specific neighborhood conditions, including areas vulnerable to displacement and neighborhoods that provide access to opportunity, when creating new affordable housing. The strategies under this goal include investing in land acquisition for future housing development and promoting development of mixed-income communities.
2. Preserve affordability and housing quality.
  - Preservation is a core component of Goldsboro's comprehensive housing strategy. Goldsboro will focus on preserving existing affordable housing, both homeownership and rental, in vulnerable neighborhoods and areas of higher opportunity. The strategies under this goal include investing to maintain affordability in non-subsidized housing to preserve or continue affordability of existing housing units.
3. Promote equitable and accessible housing options.
  - Goldsboro seeks to align cross-cutting citywide actions and policies to support equitable and accessible housing options for Goldsboro residents along the housing continuum. Actions or policy decisions under this goal will enable housing strategies more broadly through community engagement, formal legislative or regulatory action, new and creative finance mechanisms, or programs that help residents access existing housing.
4. Stabilize resident at risk of involuntary displacement (support diverse and inclusive communities).
  - Policies or investments under this goal are aimed at helping to stabilize residents and support diverse, inclusive communities.

**Discussion:**

Goldsboro will not only provide the resources to becoming a homeowner or find suitable living environments, but Goldsboro will also provide and assist with workforce training through Wayne Community College. Goldsboro within this AAP and ConPlan cycle will focus on a comprehensive approach to affordable housing. Funds will be used to reduce the monthly carrying costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing cost assistance along with housing counseling services to LMI households (including individuals and families with children who are currently housed but threatened with homelessness).

Goldsboro will add new homeownership housing by one or both activities: 1) providing funds to nonprofit(s) designated as Community Housing Development Organization (CHDO) for construction of new single-family housing within their organization's target area(s) or 2) by Goldsboro utilizing funds for properties to be acquired, rehabilitated, or reconstructed for resale as single-family or multi-family housing units for LMI households within Goldsboro's targeted area(s).

Finally, Goldsboro will fund a HUD-approved housing counseling program to provide participants with the opportunity to gain vital knowledge of home buying process, to prepare financially to purchase a home, and to maintain financial stability.

**AP-85 Other Actions - 91.220(k)****Introduction:**

Goldsboro, along with other partnership agencies, will continue to develop programs and initiatives designed to improve existing programs, and identify additional sources of funding to better serve those in need of affordable housing and related services.

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

Goldsboro will continue to engage in the local dialogue with neighboring communities and service providers to identify and address underserved needs, maintain affordable housing, and reduce the number of families living in poverty. Goldsboro will utilize CDBG and HOME funds and seek additional federal, state, and foundation funding to address the lack of affordable rental housing options for LMI individuals and families.

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

As was outline in **AP-55 Affordable Housing**, Goldsboro will remain focused on the creation and preservation of affordable housing in Goldsboro. Specifically, the priorities of the AAP and ConPlan to create affordable housing in vulnerable areas, preserve affordability and housing quality, promote accessible housing options, and stabilize residents at risk of involuntary displacement. Goldsboro intends to explore additional partnerships—including partnerships with mission-driven and private developers — to bring more workforce housing into designated opportunity zones and underutilized land parcels. Finally, Goldsboro will partner with local service providers to provide down payment assistance to help renter households become homeowners; this was a priority of residents who participated in the survey for this Plan.

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

The reduction activity required depends on the nature of the activity funded and the amount of Federal funding. Reduction methods described include paint stabilization, interim controls, standard treatments, and abatement. As required by HUD, any residential property built before 1978 receiving federal funds from CDBG and HOME programs are to be tested for lead-based paint and any lead hazards discovered are to be removed. Currently, Goldsboro includes lead-based paint mitigation measures in all rehabilitation programs and, if needed, will identify and apply for additional funding resources to finance this mitigation. Contractors are required to be trained and certified to supervise removal of lead hazards in order to comply with HUD regulations. Over the course of the upcoming program year, Goldsboro will maintain information on lead-based paint hazards in order to (1) educate the public, (2) gauge the prevalence of lead paint contamination, and (3) start to address the issue within Goldsboro. Goldsboro will utilize the following strategies to address lead-based paint hazards and increase access to housing without lead-based paint hazards through its CHDO activity, housing rehabilitation, and homeownership of lead-free home programs. Additionally, the Goldsboro will continue to support Wayne County Environmental Health Department that screen residents for elevated blood lead levels (EBL) and inspect housing units for lead-based paint hazards.

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

Goldsboro's Anti-Poverty Strategy is meant to be a comprehensive and multi-agency approach in the areas of housing, essential services, employment training, and healthcare to name a few. Goldsboro will provide funds through the CDBG program to Wayne Community College to provide employment training to reduce the number of poverty-level families. In addition, funds will be provided through the CDBG program to WATCH for essential healthcare service to LMI populations stricken with poverty. It is proven that self-sustainability and positive economics within a community is contingent on a person's healthiness and employability. Funding will be prioritized to collaborate with organization and public institutions to reduce the number of poverty-level families.

Goldsboro has a deep-rooted community of non-profit organizations and public institutions that provide resources and services to address housing and community development needs citywide — many whom Goldsboro funds as sub-recipients through CDBG and HOME as a multilateral approach to carry out objectives (more specifically the Anti-Poverty Strategy) for the ConPlan and Annual Action Plans (AAPs).

**Actions planned to develop institutional structure:**

Goldsboro will collaborate with non-profit organizations and public institutions through sub-recipients agreements to utilize CDBG and HOME funds improve gaps of the service delivery systems for special needs population and homeless individuals and families. Goldsboro's strategy will demonstrate an emphasis on prevention and case management services, access to healthcare services, and housing options to name a few. In summary improving system integration to ensure access to mainstream resources remains a priority for Goldsboro.

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

Goldsboro's partnership and funding relationship with local housing services organizations will continue to expand in this program year. In addition, coordination with other organizations and all members associated with the North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee (including private housing developers) will continue to be built upon to improve networks, coordination, and problem solving in the jurisdiction.

**Discussion:**

Goldsboro has no further discussion to provide.



## Program Specific Requirements

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

#### Introduction:

Goldsboro adheres to all program-specific CDBG and HOME requirements as specified below.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$ 0.00
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.	\$ 0.00
3. The amount of surplus funds from urban renewal settlements.	\$ 0.00
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.	\$ 0.00
5. The amount of income from float-funded activities.	\$ 0.00
Total Program Income:	\$ 0.00

#### Other CDBG Requirements

1. The amount of urgent need activities.	\$ 0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	90%
3. The amount of surplus funds from urban renewal settlements.	\$ 0.00

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

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

The jurisdiction must describe activities planned with HOME funds expected to be available during the year. All such activities should be included in the Projects screen. In addition, the following information should be supplied:

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

- Goldsboro will invest HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the purposes of this part, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the purposes of this part and specifically approves in writing. Goldsboro plans to invest HOME funds for multifamily rental housing project that is estimated to utilize \$8,800,000 in Low-Income Housing Tax Credit (LIHTC) from North Carolina Housing Finance Agency (NCHFA) and \$1,625,981 as a permanent loan from Freddie Mac.

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

- In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, Goldsboro has adopted the recapture provision. Goldsboro provides direct HOME subsidy, on a pro-rata basis, to eligible homebuyers, which includes down payment assistance and closing costs. Goldsboro provides HOME funds to its CHDOs to develop affordable housing. Goldsboro's CHDOs have adopted the HOME recapture provision, with the exception of development of rental units. When CHDOs develop homeownership single- family housing, down payment assistance is provided by Goldsboro.

All CHDOs, sub-recipients and all entities who administer HOME programs will follow recapture provisions that have been adopted by Goldsboro. Goldsboro requires the recapture of its HOME-funded homebuyer assistance from net sales proceeds when the original homebuyer sells the property during the affordability period.

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

Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction via Secondary Mortgage. Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for Goldsboro. Loans will be amortized over a affordability period at 0% interest. If the property is disposed voluntary, involuntary or is in default, the percentage for repayment is based on the actual year.

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

Recaptured HOME funds by CHDO, on behalf of Goldsboro, are not considered to be CHDO proceeds but shall be used by the CHDO and Goldsboro to provide affordable housing for Goldsboro residents.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by Goldsboro to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254(a)(4):

<u>HOME Funds Provided</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

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

- In accordance with the applicable acquisition of units with HOME funds recapture/resale provision outlined in 24 CFR Part 92.254, Goldsboro has adopted the recapture provision. Affordability restrictions remain in force regardless of transfer of ownership. At Goldsboro's discretion, the affordability restriction may be terminated only upon foreclosure or transfer in lieu of foreclosure. However, affordability requirements will be revived if, before the foreclosure, the owner of record, or anyone with business or family ties to the owner, obtains an ownership interest in the property or project.

<u>HOME Funds Provided</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

In the case of using HOME funds with Low-Income Housing Tax Credits (LIHTC) to acquire units — the affordability period will be 30 years.

If housing units acquired with HOME funds does not continue to be the principal residence of the family for the duration of the period of affordability. Goldsboro will structure its recapture provisions based on Goldsboro's program design and market conditions. The period of affordability is based upon the total amount of HOME funds subject to recapture described in paragraph (a)(5)(ii)(A)(5) of this section 24 CFR 92.254. Recapture provisions will permit the subsequent homebuyer to assume the HOME assistance (subject to the HOME requirements for the remainder of the period of affordability) if the subsequent homebuyer is low-income and no additional HOME assistance is provided. If Goldsboro uses additional HOME funds to preserve the affordability of housing acquired with previous HOME funds, the additional investment will be treated as an amendment to the original project.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

- Goldsboro does not intend to loan HOME funds toward multifamily housing units if refinancing is necessary to permit or continue affordability under 24 CFR 92.254.

**Discussion:**

**Monitoring:** Goldsboro's Community Relations Department will be responsible for monitoring HOME-assisted Homebuyers to ensure that the homebuyer owns and occupies the house as the primary residence for the required affordability period on an annual basis. If the Community Relations Department does not receive an annual Mortgagee Notice from the HOME-assisted Homebuyer's insurance agency or some form of utility bill or record with homebuyer's name as confirmation that the homebuyer is maintaining the housing unit as their principal residence. The Community Relations staff will mail a letter to homebuyer household asking them to sign and return a statement verifying that the property purchased with HOME funds remains their principal residence. If a HOME-assisted homebuyer fails to return the signed statement, staff will follow up to determine if the homebuyer is still residing in the assisted unit.

## **Attachment G-1: Citizen Participation Plan (CPP) and Documented Process for FY20-24 ConPlan and FY20-21 AAP**

### **BACKGROUND: THE CDBG AND HOME PROGRAMS**

#### Community Development Block Grant Program

The primary intent of the Community Development Block Grant (CDBG) Program is to support the development of viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities. The emphasis is on assisting low- and moderate-income persons and neighborhoods. Local Community Development activities must be designed to address one or more of the three national objectives:

- Eliminate slums and blight and blighting influences,
- Benefit low- to moderate-income persons and neighborhoods,
- Meet other urgent community needs imposing an immediate threat to safety and health.

Goldsboro is eligible to participate in the CDBG program as an Entitlement city. Goldsboro receives funds automatically upon the approval of its Annual Action Plan (AAP) by the US Department of Housing and Urban Development (HUD). The AAP lists the amount of (CDBG and HOME) funds expected to be available for the upcoming program year and lists proposed projects, their location, cost, and their relationship to the priorities of the CDBG and HOME programs that will be used to address the needs and priorities identified in Goldsboro's Consolidated Plan (ConPlan). Goldsboro's ConPlan, developed at least every five years, identifies strategies and objectives, and sets priorities, for addressing the needs of low- to moderate- income citizens and special populations in Goldsboro.

The amount of the Entitlement grant is determined by HUD based on a formula considering (a) population; (b) extent of poverty; and (c) housing conditions. The CDBG program is subject to rules and regulations outlined by HUD. The regulations delineate basic eligible and ineligible activities of the program. They also indicate the procedures cities must follow in planning, publicizing, and implementing the program.

#### HOME Investment Partnerships Program

The HOME Investment Partnerships (HOME) program was created by the National Affordable Housing Act of 1990 and has been amended several times by subsequent legislation. HOME funds are allocated by formula to grantees to operate the program. Grantees must commit and spend their allocated funds within certain time frames, or they lose the funds.

The HOME program is designed to provide decent, safe, and affordable housing and to alleviate the problems of excessive rent burdens and deteriorating housing stock. HOME funds are often used in partnership with local nonprofit groups to fund a wide range of housing activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. Created by the National Affordable Housing Act of 1990 (NAHA), HOME is the largest federal block grant to state and local governments and is designed exclusively to create affordable housing for low-income households. HOME strives to meet both the short-term goal of increasing the supply and availability of affordable housing and the long-term goal of building partnerships between state and local governments and private and nonprofit housing providers.

Every year, the U.S. Department of Housing and Urban Development (HUD) determines the amount of HOME funds that states and local governments—also known as Participating Jurisdictions (PJs)—are eligible to receive using a formula designed to reflect relative housing need. After money has been set aside for America’s insular areas and for nationwide HUD technical assistance, the remaining funds are divided between states (40 percent) and units of general local government (60 percent).

The intent of the HOME Program is to:

- Increase the supply of decent, affordable housing to low- and very low-income households;
- Expand the capacity of nonprofit housing providers;
- Strengthen the ability of state and local governments to provide housing; and
- Leverage private sector participation.

HOME’s flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities. It’s emphasis on consolidated planning, expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing. And, HOME’s requirement that participating jurisdictions match 25 cents of every dollar in program funds effectively mobilizes community resources in support of affordable housing; unless the PJ is approved for a match reduction by HUD.

## CITIZEN PARTICIPATION IN GOLDSBORO

### INTRODUCTION

Goldsboro, North Carolina has an estimated population of 34,234 (Census Bureau's Population Estimates Program (PEP)). Its legal representative and policy-making body is a seven-member City Council consisting of the Mayor and six district representatives (councilmembers).

### PURPOSE AND PHILOSOPHY

The effectiveness of the Citizen Participation Plan (CPP) is enhanced when both citizens and elected officials are aware of its benefits. Elected officials and policy makers benefit from the variety of viewpoints that citizens can bring to local government planning in areas such as affordable housing, neighborhood revitalization, self-help, recreation, transportation, human services, public services and neighborhood organization. Citizens benefit from the knowledge that their opinions and views are considered and contribute to the overall decision-making process.

While the comments and opinions of all citizens are important, it is necessary for the Goldsboro’s low- to moderate-income citizens, those living in slum or blighted areas, residents of public and assisted housing, minorities, non-English speaking persons and persons with disabilities have the opportunity to be heard. These citizens are in most need of supportive services and stand to benefit the most from activities undertaken as part of the CDBG and HOME programs. As such, it is important that the Goldsboro seek to include these groups in the decision-making process for activities funded through the CDBG and HOME programs. Goldsboro’s CPP provides the means by which citizens can assist with problem identification, propose solutions to problems, set goals and determine priorities, and recommend which projects should become a part of the Goldsboro’s programs.

### COMMISSION ON COMMUNITY RELATIONS AND DEVELOPMENT (CCRD)

The Commission on Community Relations and Development (CCRD), one of the primary avenues for public participation related to the CDBG and HOME programs, is a eleven-member volunteer commission of Goldsboro citizens which serves in an advisory capacity to the Community Relations Director and Goldsboro City Council concerning the CDBG and HOME programs and other community issues.

The Mayor and each member of City Council appoints member of the CCRD. All potential CCRD members must be approved by City Council. All CCRD members serve three-year terms with eligibility for reappointment. CCRD members are limited to two consecutive terms. The CCRD meets once a month. All CCRD meetings will be conducted in an open manner.

The CCRD assists the Community Relations Director and City Council to enhance community harmony and promote awareness of Goldsboro's growing multiculturalism by facilitating community dialogue and meetings, and coordinating resident and organizational coalitions to address community issues and concerns. The CCRD will also serve as a citizen input mechanism for the community and in an advisory capacity to Goldsboro for community development administered programs funded through CDBG and HOME grant funds.

More information on the CCRD along with departmental program plans and reports, is available for public review at the Community Relations Department, Historic City Hall, 214 N. Center Street, Goldsboro, NC 27530 or <http://www.goldsboronc.gov/cdbg-home-plans-and-reports/>

Citizens are encouraged to refer any comments or questions to either the Community Relations Department staff or members of the CCRD. Copies of the Plan will be made available to individuals or groups or provided in an alternate format for people with disabilities upon request.

## **PROVISION OF TECHNICAL ASSISTANCE**

Besides administering, planning and evaluating the CDBG and HOME programs, the Community Relations Department staff provides technical and analytical assistance to the CCRD, non-profit organizations, neighborhood/community groups, and interested citizens in building community capacity, developing project proposals, and project implementation.

In addition to assisting in the preparation of the CPP, staff also prepares the Five-Year ConPlan, the One-Year AAP and Consolidated Annual Performance and Evaluation Report (CAPER) for review by the CCRD and City Council. Staff also assists in the preparation of a comprehensive development strategy that includes each Community Development target area and describes the types of projects that would have the most significant impact.

## **PUBLIC HEARINGS & PUBLIC MEETINGS**

In order to ensure adequate public comment concerning activities related to the CDBG and HOME programs, Goldsboro will hold at least two public hearings before the Goldsboro City Council during each program year to obtain citizens' review and answer questions concerning the CDBG and HOME programs. Additionally, at least one public meeting will be held before the Commission on Community Relations and Development (CCRD) prior to the proposed ConPlan and AAP are published for comment. These hearings and meetings will focus on housing and community development needs, the development of program activities and the review of the CDBG and HOME programs.

Citizens will be notified and encouraged to attend public hearings and public meetings through advertisements in the Goldsboro News Argus, radio announcements, social media and email blitz, and/or Goldsboro's website. Notice of these public hearings and public meetings will be given at least 10 days prior, but no more than 30 days to the date of the hearing or meeting. The notices will include the date, time and location of the hearing or meeting, a brief description of the purpose for the hearing or meeting and state how persons with disabilities can make arrangements to participate. Public hearings and public meetings will be held at times and locations convenient to potential and actual beneficiaries of CDBG and HOME programs.

All public hearings and public meetings will be held at a convenient time and place to facilitate broad citizen participation, particularly by low- and moderate-income citizens and residents of targeted neighborhoods. All public hearings and public meetings will be held at locations, accessible to people with disabilities, and provisions will be made to accommodate persons with disabilities. Public notices of public hearings and meetings shall state that a person with a disability may receive auxiliary aids or service to effectively participate in city government activities by contacting the City Manager's Office, City Hall Annex, at least four (4) business days prior to hearing or meeting by calling (919) 580-4330.

Upon request, translators will be provided for people who do not speak English and sign language interpreters will be provided for hearing impaired people. On-line surveys in English and Spanish may also be used to gather resident input on the development of the ConPlan or filled out on paper surveys available at various locations.

All citizens will be encouraged to attend public hearings and public meetings related to the program planning and implementation processes. Low- to moderate-income citizens and those living in designated target areas will be particularly encouraged to attend these public hearings and public meetings through announcements at neighborhood association and community watch meetings and by the distribution of information through members of the CCRD or Community Relations staff.

### **CONSOLIDATED PLAN (ConPlan) and ANNUAL ACTION PLAN (AAP)**

As a CDBG Entitlement community and a HOME PJ, Goldsboro must submit a Consolidated Plan (ConPlan) to HUD at least every five years outlining the needs of low- to moderate- income citizens and special populations within Goldsboro and strategies by which Goldsboro will address these needs. Each year Goldsboro must also submit an Annual Action Plan (AAP) stating how the needs of low- to moderate-income persons will be addressed with anticipated HUD and local funds. Goldsboro will actively encourage public participation in the development of the ConPlan and AAP.

During the development of the ConPlan, Goldsboro will consult with in the community and to set priorities for addressing these needs. Citizens residing within designated target areas will be encouraged to comment on needs and priorities through existing or newly created neighborhood associations and community watch groups. Goldsboro, in conjunction with the Housing Authority of the City of Goldsboro (HACG), will work to encourage the participation of public and assisted housing residents in providing input to the ConPlan. Goldsboro will also provide information related to planned activities that will occur in or near public and assisted housing developments to HACG.

The ConPlan and AAP include the amount of funds Goldsboro expects to receive, the range of activities that may be undertaken, and an estimate of the benefit to low- to moderate-income citizens from these projects. A minimum of one public meeting to be held before the Commission on Community Relations and Development (CCRD) prior to the proposed ConPlan and AAP are published for comment and one public hearing to be held before the City Council prior to the adoption of the ConPlan and AAP to receive comments on the Plans. Notice will be given in the Goldsboro News Argus at least 10 days prior, but no more than 30 days prior to the hearing or meeting and will include a brief summary of the purpose and contents of the Plans and the locations where the full Plans are available for public review. Any individual or group may receive a copy of the ConPlan and AAP upon request. A summary of all comments, and any actions taken concerning these comments, will be submitted along with the Plans to HUD.

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

Each year, Goldsboro must prepare a Consolidated Annual Performance and Evaluation Report (CAPER) describing and evaluating the community development activities undertaken during the previous program year. Goldsboro will follow HUD public notification and comment requirements to ensure that the public, particularly focusing on those citizens residing within designated target areas, has the opportunity to review the report and comment on Goldsboro's community development activities.



As part of the review process, the public will be provided a fifteen-day review period for comment on the report. A notice for comment and review period will be placed in the Goldsboro prior to the commencement of the review period. The CAPER will also be made available for public review at City Hall and the variety of public access sites prior to its submittal to HUD. A summary of the public's comments and views will be incorporated in the CAPER upon submission to HUD.

## **AMENDMENTS TO CONSOLIDATED PLAN and ANNUAL ACTION PLAN**

The jurisdiction shall amend its approved plan whenever it makes one of the following decisions:

- 1) To make a change in its allocation priorities or a change in the method of distribution of funds;
- 2) To carry out an activity, using funds from any program covered by the ConPlan (including program income), not previously described in the AAP; or
- 3) To change the purpose, scope, location or beneficiaries of an activity.

### **Minor Amendments**

Any minor amendments to the ConPlan and/or AAP will be made administratively and will be incorporated into the Goldsboro's CAPER at the end of end program year. A minor amendment is one that maintains the integrity of the plan and does not include any substantial change in policy or in funding priorities while still maintaining flexibility in meeting the planned goals and objectives.

### **Substantial Amendments**

Citizen participation is required for any substantial amendment made to a previously approved ConPlan and/or AAP. The criteria Goldsboro will use for determining a substantial amendment to its ConPlan and AAP includes changes in the Plans requiring the reprogramming of more than 25% of the CDBG or HOME allocation.

Substantial amendments to the ConPlan and/or AAP will be made available for public comment at City Hall and the established public access sites at least 30 days prior to its adoption. A public hearing for the substantial amendment will be held before Goldsboro City Council and citizens will be notified of this hearing through an ad placed in the Goldsboro News Argus at least 10 days prior, but no more than 30 days prior to the hearing. The notice will include the date, time and location for the hearing, a brief description of the proposed amendment and will state how persons with disabilities can make arrangements to participate. A summary of citizens' comments concerning the substantial amendment to the ConPlan and/or AAP will be summarized and attached to the amendment upon its submission to HUD.

**Emergency Amendments:** In the event of a natural disaster or catastrophic occurrence threatening public health and/or safety, Goldsboro may determine the need to make a substantial amendment to the ConPlan and/or AAP to address the unforeseen needs of the community. Goldsboro may request and obtain from HUD a complete waiver or reduction in days of the required 30-day public review and comment period for substantial amendments. A public hearing for the substantial amendment will be held before the Goldsboro City Council and citizens will be notified of this hearing through an ad placed in the Goldsboro News Argus at least 10 days prior, but no more than 30 days prior to the hearing. Emergency amendments require Goldsboro appointed officials to hold public meeting for recommendation to, and approval by City Council in accordance with North Carolina public meeting laws.

## COMPLAINTS AND GRIEVANCES PROCEDURES

Complaints and grievances concerning CDBG and HOME activities should be filed, in writing, to the Director, Community Relations Department, P.O. Drawer A, Goldsboro, North Carolina 27530. All comments will be initially reviewed by staff and referred to the appropriate City department or CCRD for reply. An appropriate response will be made to the complainant within 15 working days. If after review and investigation, the complainant is not satisfied with the outcome at this level, he or she should notify the Director of the Community Relations Department and arrange a meeting.

If the complainant is still not satisfied with the Director's response, the matter should then be referred the Assistant City Manager. Every effort will be made to resolve complaints at the local level. However, if satisfactory resolution of the complaint is not achieved at the municipal level, the complete record of correspondence, meetings and research information shall be forwarded to the Department of Housing and Urban Development (HUD) for final disposition.

## OBJECTIONS TO CDBG/HOME CONSOLIDATED PLAN AND ANNUAL ACTION PLAN APPLICATION

Objections to the contents of a ConPlan and/or AAP, which are not considered complaints or grievances, are to be filed directly with the HUD area office located at 1500 Pincroft Road, Suite 401, Greensboro, NC 27407, before or during the ConPlan and AAP review period. HUD will consider objections made only on the following grounds:

- i. The description of needs and objectives is plainly inconsistent with available facts and data; or
- ii. the activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified in the application; or
- iii. the application does not comply with the requirements of HUD regulations or other applicable law; or
- iv. the application proposes activities that are otherwise ineligible.

## PROVISION OF PROGRAM INFORMATION

Program information is available to all citizens who are interested in learning more about the CDBG or HOME Programs or participating on the CCRD. Special arrangements will be made for providing information or assistance to non-English speaking residents upon request. For special assistance, call the City Manager's Office at (919) 580-4330.

The records of the CDBG and HOME Programs are public records and must be retained for a minimum of five years. However, some records deal with personal income and other information on individuals directly affected by program activities and must be kept confidential. Apart from these, all records of the CDBG and HOME Programs are available for review by the public at the Community Relations Department, 214 N. Center Street, Goldsboro, NC 27530, 8:00 a.m. to 5:00 p.m. Monday through Friday.

Other provisions intended to give interested citizens the broadest opportunity to obtain program information, read, analyze and comment on Goldsboro CDBG and HOME Programs are:

- ✓ Department Website: <https://www.goldsboronc.gov/community-relations/>
- ✓ Mailing List: Citizens may request to have their name placed on the departmental mailing list of interested parties. Each person on the mailing list periodically receives program information.
- ✓ Citizen Participation Plan (CPP): Goldsboro's Citizen Participation Plan will be review each Fiscal Year. The CPP is made available to any citizen or community organization upon request.

- ✓ Notification of Significant Program Action: At various points during the program year, significant program actions will be published in the Goldsboro News Argus. Such actions may include completion of the Consolidated Annual Performance and Evaluation Report (CAPER), Notice of Findings of No Significant Effect on the Environment (by project), Notice of Intent to Request Release of Funds (from HUD), announcements of meetings and public hearings, and projected use of funds.
- ✓ CCRD Meetings: CCRD meetings are typically held the second Tuesday of each month of the year. Regular meetings are held at 6:00 p.m. in the Anteroom of the Historic City Hall Building, 214 N. Center Street, Goldsboro, NC, 27530. Interested citizens should contact the Community Relations Department or the City Clerk at City Hall to confirm meeting dates. All CCRD meetings are open, public meetings.

## CONCLUSION

Goldsboro recognizes the importance of citizen participation in the formulation and successful accomplishment of its CDBG and HOME Programs. The CDBG and HOME Programs can be most effective and responsive when citizens are continuously involved. This CPP was designed to serve as a guide to fulfill these purposes.

Goldsboro CCRD provides an orderly procedure for input and participation from the general public. It is a volunteer group charged with the responsibility of advising the Mayor and Goldsboro City Council as it relates to CDBG and HOME program expenditures and general city issues.

The Community Relations Department provides many opportunities for citizens to find out about Goldsboro's programs and to have a voice in the decision-making process. To be kept up to date on the activities of the Community Relations Department and the CCRD, call, email, or write the Community Relations staff at:

City of Goldsboro  
Community Relations Department  
P.O. Drawer A  
Goldsboro, North Carolina 27530  
Phone: (580) 580-4359 Email(s): [ssimpson@goldsboronc.gov](mailto:ssimpson@goldsboronc.gov) and [cjohnson@goldsboronc.gov](mailto:cjohnson@goldsboronc.gov)  
or visit the Department's website at  
<https://www.goldsboronc.gov/community-relations/>

**City of Goldsboro**

**Virtual Public Meeting for Input on  
Housing and on-Housing Needs**



The public is invited to call or WebEx in and provide input on housing and non-housing needs within Goldsboro as part of Goldsboro's FY20-24 Consolidated Action Plan (ConPlan) and FY20-21 Annual Action Plan (AAP). HUD provides that a grantee may create virtual public hearings to fulfill applicable public hearing requirements related to plans for the use of CDBG, HOME, and CDBG-CV grants.

As a recipient of funds from the U.S. Department of Housing and Urban Development (HUD), the City of Goldsboro Community Relations Department will hold a virtual public meeting to receive public input on Friday, May 22, 2020 at 6:00 p.m. before the Commission on Community Relations and Development. The purpose of this virtual public meeting is to provide the public an opportunity to share their input with regard to housing and non-housing needs as part of Goldsboro's FY20-24 Consolidated Action Plan (ConPlan) and FY20-21 Annual Action Plan (AAP). Goldsboro receives funds from HUD for activities such as, but not limited to, the creation of affordable housing, public facilities, rehabilitation and providing needed public services that benefit low-to-moderate income households in our community. Projects recommended for funding are activities that will benefit predominantly low- and moderate-income persons, help prevent or address homelessness, or assist in upgrading the accessibility of infrastructure and amenities under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs.

In response to Coronavirus 2019 (COVID-19) pandemic, HUD has notified Goldsboro that it will receive an allocation from Community Development Block Grant – Coronavirus (CDBG-CV) to be used to prevent, prepare for, and respond to COVID-19. This allocation is authorized under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed into laws on March 27, 2020 to respond to the growing effects of this unprecedented public health crisis.

**Date of Public Meeting:** Friday, May 22, 2020

**Time:** 6:00 PM

**Location:** City Hall Annex, 200 N. Center St., Room 206 - NC Gov. Cooper's Executive Order 121 restricts mass gatherings to 10 people or less due to COVID-19; therefore, public attendance of the Public Meeting is restricted to Community Relations Director and members of the Commission on Community Relations and Development.

**WebEx:** <https://cognnc.webex.com/j.php?MTID=mda932570d7409ec89b5951f443a2923e>

**Phone:** (415) 655-0001    **Access Code:** 472 945 989

The meeting will be Streamed Live on the City's Facebook and YouTube pages. The links are available at <http://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/>

**Note:** To prevent the spread of COVID-19, this meeting will be held virtually only. If you require an additional form of assistance, such as an interpreter, in order to fully participate in this meeting, please contact the City Manager's Office, City Hall Annex, at least four (4) business days prior to the meeting by calling (919) 580-4330. Comments may also be submitted via email or voicemail at (919) 580-4318 in advance of the meeting. Written comments may be submitted at any time between this notice of the public meeting and 24 hours after the public meeting to Shycole Simpson-Carter at [ssimpson@goldsboronc.gov](mailto:ssimpson@goldsboronc.gov). Any comments received during the live stream on the City's Facebook and WebEx will be read aloud at the meeting.

NORTH CAROLINA  
WAYNE COUNTY

**AFFIDAVIT OF PUBLICATION**

Before the undersigned, a Notary Public of said County and State,  
duly commissioned, qualified, and authorized by law to administer oaths,  
personally appeared John McClure

who being first duly sworn, deposes and says: that he (she) is

Publisher

(Publisher, or other officer or employee authorized to make affidavit) of  
PAXTON MEDIA GROUP, engaged in the publication of a newspaper  
known as GOLDSBORO NEWS-ARGUS, published, issued, and entered  
as second class mail in the city of Goldsboro in said County and State;  
that he (she) is authorized to make this affidavit and sworn statement; that  
the notice or other legal advertisement, a true copy of which is attached  
hereto, was published in GOLDSBORO NEWS-ARGUS on the following  
dates:

May 12, 2020

and that the said newspaper in which such notice, paper, document, or  
legal advertisement was published was, at the time of each, and every  
such publication, a newspaper meeting all of the requirements and  
qualifications of Section 1-597 of the General Statutes of North Carolina  
and was a qualified newspaper within the meaning of Section 1-597 of the  
General Statutes of North Carolina.

This 4th day of June, 2020

(Signature of person making affidavit)

Sworn to and subscribed before me, this 4th day of

June, 2020

Evelyn Little  
Notary Public

My Commission expires: April 10, 2024



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**City of Goldsboro  
Virtual Public Meeting for Input on  
Housing and Non-Housing Needs**



The public is invited to call or WebEx in and provide input on housing and non-housing needs within Goldsboro as part of Goldsboro's FY20-24 Consolidated Action Plan (ConPlan) and FY20-21 Annual Action Plan (AAP). HUD provides that a grantee may create virtual public hearings to fulfill applicable public hearing requirements related to plans for the use of CDBG, HOME, and CDBG-CV grants.

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**City of Goldsboro  
FY20-24 Consolidated Plan and FY20-21 Annual Action Plan  
Now Available for Public Comment**

The Department of Housing and Urban Development (HUD) requires jurisdictions receiving federal funds from Community Development Block Grant and HOME Investment Partnerships programs to develop and submit a Five-Year Consolidated Plan. The plan identifies the needs of lower-income persons in the locality and the proposed actions to be taken to serve those needs. For each year during the Consolidated Plan period, the City of Goldsboro submits an Action Plan outlining the proposed projects to serve lower-income persons in Goldsboro, and a Consolidated Annual Performance and Evaluation Report (CAPER) to highlight yearly accomplishments toward Action Plan goals. All Consolidated Plan documents can be viewed and downloaded from our [CDBG & HOME Plans and Reports page](#) located on the Community Relations Department webpage.

In response to the Coronavirus 2019 (COVID-19) pandemic, HUD has notified Goldsboro that it will receive an allocation from Community Development Block Grant – Coronavirus (CDBG-CV) to be used to prevent, prepare for, and respond to COVID-19. This allocation is authorized under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed into law on March 27, 2020 to respond to the growing effects of this unprecedented public health crisis.

The draft FY20-24 Consolidated Plan (ConPlan) and the FY20-21 Annual Action Plan (AAP) is now available for review and comment from **May 27, 2020 until 5:00 p.m. on June 25, 2020**. Hard copies are available by request, as indicated below. The FY20-24 ConPlan and FY20-21 AAP will outline the proposed use of funds Goldsboro is expected to receive: **\$351,137** from CDBG, **\$237,076** from HOME, **\$206,554** from CDBG-CV and any other funding to be used in conjunction with these three grants.

Comments or requests may be submitted in writing to Shycole Simpson-Carter, Community Relations Director, by email at [ssimpson@goldsboronc.gov](mailto:ssimpson@goldsboronc.gov), by voicemail at (919) 580-4318 or to the City of Goldsboro Community Development Commission, ATTN: Shycole Simpson-Carter, PO Drawer A, Goldsboro, NC 27533, until 5:00 p.m. on June 25, 2020. Written and oral comments will be included and addressed in the final version of the FY20-24 ConPlan and FY20-21 AAP to be sent to HUD on or before July 15, 2020.

NORTH CAROLINA  
WAYNE COUNTY

**AFFIDAVIT OF PUBLICATION**

Before the undersigned, a Notary Public of said County and State,  
duly commissioned, qualified, and authorized by law to administer oaths,  
personally appeared John McClure

who being first duly sworn, deposes and says: that he (she) is

Publisher

(Publisher, or other officer or employee authorized to make affidavit) of  
PAXTON MEDIA GROUP, engaged in the publication of a newspaper  
known as GOLDSBORO NEWS-ARGUS, published, issued, and entered  
as second class mail in the city of Goldsboro in said County and State;  
that he (she) is authorized to make this affidavit and sworn statement; that  
the notice or other legal advertisement, a true copy of which is attached  
hereto, was published in GOLDSBORO NEWS-ARGUS on the following  
dates:

May 15, 2020

and that the said newspaper in which such notice, paper, document, or  
legal advertisement was published was, at the time of each, and every  
such publication, a newspaper meeting all of the requirements and  
qualifications of Section 1-597 of the General Statutes of North Carolina  
and was a qualified newspaper within the meaning of Section 1-597 of the  
General Statutes of North Carolina.

This 4th day of June, 2020

(Signature of person making affidavit)

Sworn to and subscribed before me, this 4th day of

June

, 2020

Notary Public

My Commission expires: April 10, 2024



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**City of Goldsboro  
FY20-24 Consolidated Plan and FY20-21 Annual Action Plan  
Now Available for Public Comment**

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## City of Goldsboro Notice of Public Hearing on Draft FY20-24 ConPlan and FY20-21 AAP

NOTICE IS HEREBY GIVEN as a recipient of funds from the U.S. Department of Housing and Urban Development (HUD), the City of Goldsboro Community Relations Department will hold a public hearing on Monday, June 15, 2020 at 7:00 p.m. before the Goldsboro City Council at City Hall Annex, 200 N. Center St., Room 206, to receive and consider public input on the draft FY20-24 Consolidated Plan (ConPlan) and the FY20-21 Annual Action Plan (AAP). The Department of Housing and Urban Development (HUD) requires jurisdictions receiving federal funds from Community Development Block Grant and HOME Investment Partnerships programs to develop and submit a Five-Year Consolidated Plan. The plan identifies the needs of lower-income persons in the locality and the proposed actions to be taken to serve those needs. For each year during the Consolidated Plan period, the City of Goldsboro submits an Action Plan outlining the proposed projects to serve lower-income persons in Goldsboro, and a Consolidated Annual Performance and Evaluation Report (CAPER) to highlight yearly accomplishments toward Action Plan goals. All Consolidated Plan documents can be viewed and downloaded from our CDBG & HOME Plans and Reports page located on the Community Relations Department webpage.

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The draft FY20-24 Consolidated Plan (ConPlan) and the FY20-21 Annual Action Plan (AAP) was made available for review and comment on May 27, 2020 and will continue until 5:00 p.m. on June 25, 2020. Hard copies are available by request, as indicated below. The draft FY20-24 ConPlan and FY20-21 AAP outline the proposed use of funds Goldsboro is expected to receive: \$351,137 from CDBG, \$237,076 from HOME, \$206,554 from CDBG-CV and any other funding to be used in conjunction with these three grants.

NC Gov. Cooper's Executive Order 141 restricts mass gatherings to 10 people or less due to COVID-19 within indoor spaces; therefore, public attendance of the Work Session and Council Meeting is restricted to those who are on the agenda or who would like to speak during the Public Hearing. If you are speaking at the Public Hearing, please enter the City Hall Annex front entrance and maintain social distance while waiting to enter the Large Conference Room one at a time. The meeting will be Streamed Live on the City's Facebook and YouTube pages. The links are available at <http://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/> and broadcast on the Downtown Center Street speakers.

Note: If you require an additional form of assistance, such as an interpreter, in order to fully participate in this hearing, please contact the City Manager's Office, City Hall Annex, at least four (4) business days prior to the hearing by calling (919) 580-4330. Written comments may be submitted at any time between this notice of the public hearing and 24 hours after the public hearing. Comments or requests may be submitted in writing to Shycole Simpson-Carter, Community Relations Director, by email at [ssimpson@goldsboronc.gov](mailto:ssimpson@goldsboronc.gov), by voicemail at (919) 580-4318 or to the City of Goldsboro Community Development Commission, ATTN: Shycole Simpson-Carter, PO Drawer A, Goldsboro, NC 27533, until 5:00 p.m. on June 25, 2020. Written and oral comments will be included and addressed in the final version of the FY20-24 ConPlan and FY20-21 AAP to be sent to HUD on or before July 15, 2020.



**GOLDSBORO CITY COUNCIL  
REGULAR MEETING AGENDA  
MONDAY, JUNE 15, 2020**



*(Please turn off, or silence, all cellphones upon entering the Large Conference Room)*

*NC Gov. Cooper's Executive Order 141 restricts mass gatherings due to COVID-19; therefore, public attendance of the Work Session and Council Meeting is restricted to those who are on the agenda or who would like to speak during the Public Hearing. If you are speaking at the Public Hearing, please enter the City Hall Annex front entrance and maintain social distance while waiting to enter the Large Conference Room one at a time. The meeting will be streamed live on the City's Facebook and YouTube pages at <https://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/>, and broadcast on the Downtown Center Street speakers.*

**I. WORK SESSION-5:00 P.M. – CITY HALL ANNEX, 200 N. CENTER ST., ROOM 206**

**ADOPTION OF THE AGENDA**

**OLD BUSINESS**

- a. FY20-21 Budget Discussion (Finance)
- b. Connectivity Committee/Board Discussion (Councilmember Matthews)

**NEW BUSINESS**

**II. CALL TO ORDER – 7:00 P.M. – CITY HALL ANNEX, 200 N. CENTER ST., ROOM 206**

Invocation  
Pledge of Allegiance

**III. ROLL CALL**

**IV. APPROVAL OF MINUTES (\*Motion/Second)**

- A. Minutes of the Work Session and Regular Meeting of May 18, 2020

**V. PRESENTATIONS**

**VI. PUBLIC HEARINGS (\*Motion/Second)**

*\*\*When a public body conducts a public hearing at a remote meeting that falls under G.S. 166A-19.24, it is required that they allow for written comments on the subject of the public hearing to be submitted up to 24 hours after the public hearing before taking action thereon.*

- B. CU-04-20 Ace Hardware and Flex Space – East side of Mollie Drive between Miles Lane and Southeast Drive (Planning)
- C. Z-3-20 Adamsville Gateway Center, LLC. – East side of S. Berkeley Boulevard between E. Elm Street and East Street (Planning)

**PLANNING COMMISSION EXCUSED**

**D. Public Hearing – DRAFT FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP) (Community Relations)**

- E. Public Hearing on FY2020-2021 Annual Operating Budget (Finance) (Ordinance to be available at a later date.)

**VII. CONSENT AGENDA ITEMS (\*Motion/Second--Roll Call)**

- F. Amendment to the WNB Landlord, LLC Redevelopment Agreements (Assistant City Manager)
- G. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 119 N. James Street from John Patrick Reilly (Finance)
- H. Operating Amendment FY19-20 Budget (Finance)
- I. Establishing a Community Relations Special Revenue Fund Ordinance (G1108) (Finance)

- J. Establishing a Parks & Recreation Special Revenue Fund Ordinance (G1107) (Finance)
- K. Amend Contract for Audit Services for Fiscal Year Ending June 30, 2019 (Finance)
- L. Amending Capital Project Fund Ordinance – Police Evidence Room and Fire Department Renovation (G1106) (Finance)
- M. Amending a Special Revenue Fund Ordinance – Police Other Restricted Revenue Funds (P3104) (Finance)
- N. Departmental Monthly Reports

**VIII. ITEMS REQUIRING INDIVIDUAL ACTION (\*Motion/Second)**

- O. CU-3-20 Jerry Futrell – East side of US 117 South between Arrington Bridge Road and South George Street (Increase in electronic gaming machines from 50 to 100 for existing Internet Café) (Planning)

**IX. CITY MANAGER'S REPORT**

**X. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS**

- P. Phillip And Sherrie Stokes Day Proclamation

**XI. CLOSED SESSION**

**XII. RECESS – WEDNESDAY, JUNE 17, 2020 10:00 A.M. CITY HALL ANNEX, 200 N. CENTER ST., ROOM 206**

CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JUNE 15, 2020 COUNCIL MEETING

SUBJECT: Public Hearing – DRAFT FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP)

To receive and consider public input from citizens on the draft FY20-24 ConPlan and the FY20-21 AAP.

BACKGROUND: The Department of Housing and Urban Development (HUD) requires jurisdictions receiving federal funds from Community Development Block Grant and HOME Investment Partnerships programs to develop and submit a Five-Year Consolidated Plan. The plan identifies the needs of lower-income persons in the locality and the proposed actions to be taken to serve those needs. For each year during the ConPlan period, the City of Goldsboro submits an Annual Action Plan outlining the proposed projects to serve lower-to-moderate income (LMI) persons in Goldsboro.

DISCUSSION: Goldsboro's draft FY20-24 ConPlan and the FY20-21 AAP was made available for review and comment on May 27, 2020 until 5:00 p.m. on June 25, 2020. The FY20-24 ConPlan and FY20-21 AAP will outline the proposed use of funds Goldsboro is expected to receive: **\$351,137** from CDBG, **\$237,076** from HOME, **\$206,554** from CDBG-CV and any other funding to be used in conjunction with these three grants. Goldsboro expects to receive **\$1,369,863** in CDBG; **\$1,348,095** in HOME; and **\$400,000** in Urgent Repair (URP) funds over the remainder of FY20-24 ConPlan.

Additionally, the City will have available in FY20-21 approximately **\$180,123** in prior year CDBG funds and **\$525,028** in prior year HOME funds (prior year balances as of February 1, 2020) along with program income of **\$3,120** in CDBG and **\$4,048** in HOME. Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for LMI households, the City has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects.

Advertisements were published in the Goldsboro News Argus on May 12, 2020, relative to the holding of a May 22, 2020 virtual public meeting before the Commission on Community Relations and Development, on May 15, 2020 relative to the FY20-24 ConPlan and FY20-21 AAP availability for thirty-day review and comment period, and a final advertisement was published on May 30, 2020 relative to the scheduling of June 15, 2020 public hearing before City Council. Comments received at this public

Comments received at this public hearing, from the May 22, 2020 virtual public meeting, and during the thirty-day review and comment period will be incorporated as part of Goldsboro's final version of the FY20-24 ConPlan and FY0-21 AAP to be sent to HUD on or before July 15, 2020.

RECOMMENDATION: No action necessary. The Community Relations Department will have a final recommendation of the FY20-24 ConPlan and FY20-21 AAP for the Council's meeting on July 13, 2020.

Date: 6-8-2020

  
Shycole Simpson-Carter  
Community Relations Director

Date: 6/10/20

  
Timothy M. Salmon  
City Manager

SSC

**REVISED  
GOLDSBORO CITY COUNCIL  
REGULAR MEETING AGENDA  
MONDAY, JULY 13, 2020**



*(Please turn off, or silence, all cellphones upon entering the Large Conference Room)*

*NC Gov. Cooper's Executive Order 147 restricts mass gatherings due to COVID-19; therefore, public attendance of the Work Session and Council Meeting is restricted to those who are on the agenda or who would like to speak during the Public Hearing or Public Comment Period. If you are speaking at the meeting, please enter the City Hall Annex front entrance and maintain social distance while waiting to enter the Large Conference Room one at a time. The meeting will be streamed live on the City's Facebook and YouTube pages at <https://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/>, and broadcast on the Downtown Center Street speakers.*

**I. WORK SESSION-5:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206**

**ADOPTION OF THE AGENDA**

**OLD BUSINESS**

- a. HOME Program – Tiffany Garden's LIHTC Project (Community Relations)

**NEW BUSINESS**

- b. TC Coley Committee Discussion (City Manager)

**II. CALL TO ORDER – 7:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206**

Invocation

Pledge of Allegiance

**III. ROLL CALL**

**IV. APPROVAL OF MINUTES (\*Motion/Second)**

- A. Minutes of the Work Session and Regular Meeting of June 1, 2020

**V. PRESENTATIONS**

**VI. PUBLIC COMMENT PERIOD**

**VII. PUBLIC HEARINGS (\*Motion/Second)**

*\*\*When a public body conducts a public hearing at a remote meeting that falls under G.S. 166A-19.24, it is required that they allow for written comments on the subject of the public hearing to be submitted up to 24 hours after the public hearing before taking action thereon.*

- B. CU-5-20 Kiapo Copeland (110 E. Mulberry Street) – Subject property is located on the north side of E. Mulberry Street between Center Street and John Street (Planning)

**PLANNING COMMISSION EXCUSED**

**VIII. CONSENT AGENDA ITEMS (\*Motion/Second--Roll Call)**

- C. CU-04-20 Ace Hardware and Flex Space – East side of Mollie Drive between Miles Lane and Southeast Drive (Planning)
- D. Z-3-20 Adamsville Gateway Center, LLC. – East side of S. Berkeley Boulevard between E. Elm Street and East Street (Planning)
- E. SITE-13-20 Site and Landscape Plan – Wood-Mac (Retail Sales) (Planning)
- F. US Dept. of Justice: 2020 Coronavirus Emergency Supplemental Funding Program Grant (Police)



- G. Establishing a Special Revenue Fund Ordinance – BJA FY20 Coronavirus Emergency Supplemental Funding Program (2020-VD-BX-1476) (P3106) (Finance)
- H. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 412 E. Walnut Street from Oliver Design Group, LLC (Finance)
- I. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1005 S. Slocumb Street from Oliver Design Group, LLC (Finance)
- J. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 211 S. Slocumb Street from Imari Olliver (Finance)
- K. Authorization of sale of substandard lots to adjacent property owners under Session Law 2004-94 (Senate Bill 1370) for 917 Deveraux Street (Advance Management Enterprise, Inc.) (Finance)
- L. FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP) (Community Relations)
- M. Contract Award-2020 Wastewater System Improvements Formal Bid No. 2020-003 (Engineering)
- N. Departmental Monthly Reports

**IX. ITEMS REQUIRING INDIVIDUAL ACTION (\*Motion/Second)**

**X. CITY MANAGER'S REPORT**

**XI. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS**

**XII. CLOSED SESSION**

CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JULY 13, 2020 COUNCIL MEETING

SUBJECT: FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP)

BACKGROUND: The FY20-24 ConPlan and FY20-21 AAP identifies the needs of lower-income persons in the locality and the proposed actions to be taken to serve those needs. A draft FY20-24 ConPlan and the FY20-21 AAP were made available for review and comment on May 27, 2020 until 5:00 p.m. on June 25, 2020. An advertisement was published in the Goldsboro News Argus on May 12, 2020, relative to the holding of a May 22, 2020 virtual public meeting before the Commission on Community Relations and Development. An advertisement was also published on May 15, 2020 relative to the FY20-24 ConPlan and FY20-21 AAP regarding the availability for a thirty-day review and comment period, and a final advertisement was published on May 30, 2020 relative to the holding of a June 15, 2020 public hearing before City Council.

Goldsboro's draft FY20-24 ConPlan and the FY20-21 AAP were made available for review and comment on May 27, 2020 until 5:00 p.m. on June 25, 2020. The FY20-24 ConPlan and FY20-21 AAP will outline the proposed use of funds Goldsboro is expected to receive: **\$351,137** from CDBG, **\$237,076** from HOME, **\$206,554** from CDBG-CV and any other funding to be used in conjunction with these three grants. Goldsboro expects to receive **\$1,369,863** in CDBG; **\$1,348,095** in HOME; and **\$400,000** in Urgent Repair (URP) funds over the remainder of FY20-24 ConPlan.

Additionally, the City will have available in FY20-21 approximately **\$180,123** in prior year CDBG funds and **\$525,028** in prior year HOME funds (prior year balances as of February 1, 2020) along with program income of **\$3,120** in CDBG and **\$4,048** in HOME. Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for LMI households, the City has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects.

DISCUSSION: Comments received at June 15, 2020 public hearing held before City Council, from the May 22, 2020 virtual public meeting held before the Commission on Community Relations and

Development, and during the thirty-day review and comment period will be incorporated as part of Goldsboro's final version of the FY20-24 ConPlan and FY20-21 AAP to be sent to HUD on or before July 15, 2020.

City Council action is needed to approve FY20-24 ConPlan and FY20-21 AAP and to accept FY20-21 allocation of funds by the United States Department of Housing and Urban Development (HUD) from the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs.

RECOMMENDATION: By motion,

1. Approve the draft FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP) presented during City Council's Regular Meeting of June 15, 2020 with all comments received during the Citizen Participation process and Goldsboro's response incorporated into the final submission to HUD.
2. Accept FY20-21 allocation of funds by HUD **\$351,137** from CDBG, **\$237,076** from HOME, and **\$206,554** from CDBG-CV.
3. Authorize the Mayor and staff to execute and file the FY20-24 ConPlan and FY20-21 AAP, along with the required Certifications, the SF-424, and Grant Agreements that are required to receive CDBG and HOME funding for and on behalf of the City of Goldsboro, and to make necessary changes to those documents where required by HUD.

Date: 7-7-2020



Shycole Simpson-Carter  
Community Relations Director

Date: 7/7/20



Timothy M. Salmon  
City Manager

SSC





Community Relations Department  
214 North Center Street  
Goldsboro, NC 27530  
(919) 580-4318

Original Date: July 6, 2020 Submitted to Commission on Community Relations & Development: July 6, 2020  
Submitted to City Council: July 7, 2020 Revised by Community Relations Director: July 10, 2020

## **Goldsboro's Response to Comments received through the Citizen Participation Process FY20-24 ConPlan and FY20-21 AAP**

Eligible state and local governments receive annual block grants for community development and affordable housing from the U.S. Department of Housing and Urban Development (HUD). These grants include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS Grant (HOPWA). A key feature of these grants is the Grantee's ability to choose how the funds will be used. For each program, HUD describes a broad range of eligible activities. The state or local governments determine which of the eligible activities will best serve the needs of their community. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, HUD requires Grantees to develop a Consolidated Plan (ConPlan) and Annual Action Plans (AAPs).

In May 2012, HUD's Office of Community Planning and Development (CPD) introduced a collection of online tools to help Grantees create market-driven, leveraged housing and community development plans. The template is designed to encompass statutory requirements for all four annual block grants and provides a number of benefits to Grantees, including:

- A uniform, web-based format to help Grantees ensure their ConPlan and AAP includes all the required elements per the regulations. The template also includes a Quality Check that Grantees can use to review the plan for missing information and discrepancies before submitting the final version to HUD.
- With the incorporation of the ConPlan and AAP into Integrated Disbursement and Information System (IDIS) Online, all of the key reporting elements of the grants management cycle are integrated into one system. This helps ensure cohesiveness between the goals described in the ConPlan and AAP and the outcomes tracked in IDIS and reported in the Consolidated Annual Performance and Evaluation Report (CAPER).
- Many of the data tables within the ConPlan and AAP template are pre-populated with the latest housing and economic data. The data is provided to help Grantees develop their funding priorities in the Strategic Plan and to save time in searching for and compiling the data.
- The ConPlan and AAP template is integrated with the CPD Maps tool. The maps and data sets available in CPD Maps can help Grantees assess market conditions and present the information in a compelling fashion. CPD Maps is publicly available to ensure that community stakeholders will also have access to the same data sets. The ConPlan and AAP template allows Grantees to easily insert maps and data tables from CPD Maps throughout the document.

As mentioned previously, the IDIS Online template is designed to encompass statutory requirements for all four annual block grants; however, Grantees are only required to provide content to the applicable HUD block grants passed through CPD to them to administer. Goldsboro administers only CDBG and HOME block

grants and has provided the required level of information deemed by HUD's IDIS Online template to ensure the ConPlan and AAP has set general priorities for allocating funds among different activities and needs. When applicable, Goldsboro has added additional content in sections associated to latest pre-populated housing, community, population characteristics, and economic data for more context to Goldsboro's reasoning for priorities, goals, and projects in the ConPlan and AAP for the broad picture towards LMI individuals and families. Goldsboro has, in some sections, consulted with the lead agency of other HUD block grants not under Goldsboro's oversight for some content to compliment data associated to CDBG and HOME. Case in point, Goldsboro is not a recipient of ESG block grant funds; however, the agency Eastpointe, LME is and falls under the administration of North Carolina Balance of State (BoS) Continuum of Care (CoC). Goldsboro, as a means of consultation, may meet or have conversations with the members of BoS CoC, staff of Eastpointe, LME and members of the Neuse Regional Committee along with other service providers who are recipients of ESG block grant funds. Although, Goldsboro has no authority over these agencies, committees, or providers. Goldsboro has met on numerous occasions with local government agencies, homeless services providers and community agencies on the matter of a women's shelter along with other needs and this still continues to be an effort of Goldsboro and stakeholders. The ConPlan and AAP within **SP-60 Homelessness Strategy - 91.215(d)** on pages 74-75 and **AP-65 Homeless and Other Special Needs Activities - 91.220(i)** on pages 102-103 provides context to Goldsboro's strategic goals to assist homeless service providers and agencies to combat homelessness.

Similarly, Goldsboro and the Housing Authority of the City of Goldsboro (HACG) may both receive HUD funding and be required to develop a five-year and one-year plan but they are different in the aspect of HACG funding is passed through the Office of Public and Indian Housing. However, Goldsboro and HACG are expected by our respective oversight agencies to consult with one another's Plans and efforts to ensure with the consistency of Goldsboro's ConPlan and preceding AAPs. Goldsboro's ConPlan and AAP does strive to ensure that priorities, goals, and projects also benefit the residents residing within public assisted housing similarly to any other LMI individual and family who do not reside within public housing.

Goldsboro, as a Grantee of CDBG and HOME, strive to meet the overarching goal of HUD's Community Planning and Development (CPD) programs covered by the ConPlan and the AAP "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities," principally for low- and moderate-income persons. In this effort, HUD looks to its state and local government Grantees to "extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production of affordable housing."

This is one of the reasons Goldsboro has developed a Citizen Participation Plan (CPP) that enhances citizens', stakeholders', and elected officials' awareness to increase citizen feedback, buy-in, and support of ConPlan and AAP activities. While HUD allows Grantees flexibility to determine their own citizen participation process, Goldsboro reviews and submits to HUD its CPP annually. This is to ensure citizens in most need of supportive services and those who stand to benefit the most from activities undertaken as part of the CDBG and HOME programs have the opportunity to participate. HUD's Consolidated Submission for Community Planning and Development Programs requires local jurisdictions to do the minimum, but not limited to:

1. Before the jurisdiction adopts a ConPlan and AAP, the jurisdiction will make available to residents, public agencies, and other interested parties information that includes the amount of assistance the jurisdiction expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income. A jurisdiction must state when and how the jurisdiction will make this information available.

2. The jurisdiction in a manner that affords its residents, public agencies, and other interested parties a reasonable opportunity to examine the ConPlan and AAP contents and to submit comments.
3. The requirement for publishing plans may be met by publishing a summary of document in one or more newspapers of general circulation, and by making copies of document available on the Internet, on the jurisdiction's official government Web site, and as well at libraries, government offices, and public places. The summary must describe the content and purpose of the ConPlan and AAP, and must include a list of the locations where copies of the entire proposed document may be examined. In addition, the jurisdiction must provide a reasonable number of free copies of the plan (as applicable) to residents and groups that request it.
4. The citizen participation plan and process must provide a period, not less than 30 calendar days, to receive comments from residents of the community on the ConPlan and AAP (as applicable).
5. The jurisdiction's citizen participation plan and process must provide for at least one public hearing/meeting during the development of the ConPlan and AAP. To obtain the views of residents of the community on housing and community development needs, including priority non-housing community development needs and affirmatively furthering fair housing (AFH), the citizen participation plan and process must provide that at least one of these hearings/meetings is held before the proposed ConPlan and AAP are published for comment. Over the entire plan year, at least two public hearings per year to obtain residents' views and to respond to proposals and questions, to be conducted at a minimum of two different stages of the program year (i.e., one hearing/meeting either during the ConPlan or AAP and the second hearing/meeting during the CAPER). Together, the hearings/meetings must address housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing consistent with the AFH, and a review of program performance.
6. The citizen participation plan and process can require the jurisdiction to consider any comments or views of residents of the community received in writing, or orally at the public hearings/meetings, in preparing the final ConPlan and AAP (as applicable). A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, shall be attached to the final ConPlan and AAP (as applicable).

Goldsboro's CPP provides the means by which citizens can assist with problem identification, propose solutions to problems, set goals and determine priorities to name a few as part of Goldsboro's programs. Goldsboro's primary avenues for public notification and participation during this cycle of the ConPlan and AAP were:

- ✓ Public publications encouraging attendance to the May 22, 2020 virtual public meeting before the Commission on Community Relations and Development and the June 15, 2020 public hearing before the Goldsboro City Council along with the solicitation for public comments during the thirty-day public comment reviews period from May 27, 2020 until 5:00 pm on June 25, 2020. All public publications were placed in the Goldsboro News Argus. Respectively on May 12, 2020; May 30, 2020; and May 15, 2020 as required by the CPP at least 10 days prior, but no more than 30 days to the date of said public meeting, public hearing, or public comment review period. Public publications were placed on Goldsboro's website and Facebook page, as well.
- ✓ Public and private agencies along with members of Goldsboro City Council also placed Goldsboro's public publications on their respective Facebook and YouTube pages as a means to inform and encourage engagement from citizens in the citizen participation process. Some of these public and



private agencies even facilitated separate public participation outreach efforts in order to collectively provide Goldsboro with additional citizen input. This community-driven stakeholder collaboration is a perfect example of HUD's goal for leveraging upon the outreach efforts of existing planning efforts during a Grantee's citizen participation process. Goldsboro has obtain documentation of these separate preexisting planning efforts to be included within the final ConPlan and AAP.

- ✓ Commission on Community Relations and Development (CCRD) has served as a citizen input and distribution mechanism of information for the community while serving in an advisory capacity to Goldsboro throughout the entire program year. In addition, Goldsboro has always provided and will continue to provide citizens and stakeholders the opportunity to participate by providing their comments to the Community Relations Director, Assistant City Manager, and City Manager along with encouraging citizens and stakeholders to share their comments to members of City Council either by a formal meeting or informally conversation. CCRD minutes are current and can be provided upon request.
- ✓ Goldsboro decided to obtain a sample size or polling of additional analytical data through two surveys (stakeholders and residents) — this process is not required by HUD for a ConPlan or AAP. Based on HUD regulations pertaining to citizen participation for local government, Goldsboro has met the requirements for development of the current ConPlan and AAP.
- ✓ Citizens residing within designated target areas are encouraged to comment on needs and priorities through existing or newly created neighborhood associations and community watch groups. Goldsboro's CPP states, in conjunction with the Housing Authority of the City of Goldsboro (HACG) Goldsboro will work to encourage the participation of public and assisted housing residents in providing input to the ConPlan and AAP. This is a mutual shared understanding that has afforded Goldsboro the unsolicited sharing of Goldsboro's public publications to HACG Facebook page by the HACG outstanding executive and program management team. Case in point, HACG assisted Goldsboro with encouraging their residents residing in public and assisted housing to participate in the May 22, 2020 virtual public meeting by voluntary sharing Goldsboro's public publication on the virtual public meeting to its Facebook page. Goldsboro has obtain documentation of this outreach effort to be included within the final ConPlan and AAP. However, Goldsboro will definitely ensure a formal request to share public publications with HACG residents are made (as applicable).

As mentioned within the ConPlan and AAP from pages 2-12, Goldsboro has gained input for stakeholders and citizens throughout the entire program year by many avenues and has met HUD's mandated minimum requirements. When applicable, Goldsboro will utilize the quarterly Citizens Newsletter for another avenue for citizen participation. It should be noted Goldsboro and Wayne County churches with email address on file are included on email blitzes for the Community Relations Department. When applicable, Goldsboro will explore and implement non-English speaking publications. Goldsboro, as required by HUD, does identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate within publications. But as an extra reassurance Goldsboro will provide an addition line to this fact within each publication in Spanish moving forward.

Goldsboro recognizes that each neighborhood's housing, economic, and social needs are unique but are interconnected. Therefore, as part of Goldsboro's approach there will be a focus on all neighborhoods as a citywide geographic area through multiple activities in a concentrated and coordinated manner. In an effect, to empower Goldsboro's most economically distressed neighborhoods a place-based priority will be utilized, as well, for a comprehensive, place-based strategy with coordinated action between Goldsboro and other

stakeholders and resources within Goldsboro's designated Opportunity Zones (Census Tracts 3719100: **1500**; **1800**; and **1900**). These designated Opportunity Zones are also identified as highly concentrated areas of LMI population and minorities. With the proposed rule changes to CDBG and HOME programs to create flexibilities to incentivize their use in designated Opportunity Zones,<sup>(1)</sup> Goldsboro will direct and leverage CDBG and HOME funds for preservation and creation of affordable housing and attracting revitalizing investments that can create jobs, business expansion, and new business development to Goldsboro.

- (1) Opportunity Zones are economically distressed communities, defined by individual census tract, nominated by America's governors, and certified by the U.S. Secretary of the Treasury via his delegation of that authority to the Internal Revenue Service. Under certain conditions, new investments in Opportunity Zones may be eligible for preferential tax treatment. There are 8,764 Opportunity Zones in the United States (again Goldsboro has three), many of which have experienced a lack of investment for decades. The Opportunity Zones initiative is not a top-down government program from Washington but an incentive to spur private and public investment in America's underserved communities.

Goldsboro contends the above geographic priority areas also mentioned within **SP-10 Geographic Priorities - 91.215(a)(1)** on pages 57-58 and **AP-50 Geographic Distribution - 91.220(f)** on page 99 meets HUD's standards for identifying local target areas city-wide, of how funding will be allocated geographically, but also provides the caveat of designating target areas (i.e., Opportunity Zones). Again, this approach allows Goldsboro to focus on neighborhoods as a whole while addressing the households living in the local target areas whose incomes are at 80% or below area median income (AMI) – as required of CDBG and HOME block grants. In addition, to addressing the housing, community, economic development needs of residents identified as greatly disproportionate within designated Household Area Median Family Income (HAMFI) and Area Median Income (AMI) within **NA-05 to NA-50 Need Assessment - 91.205(a,b,c)** on pages 13-35 and within **MA-05 to MA-65 Market Analysis - 91.205(a,b,c)** on pages 35-57 of the ConPlan and AAP.

Goldsboro's ConPlan and preceding AAPs are long-term housing focus plans outlining the availability of expected resources to achieve priorities on projects and programs (mainly housing) that meet program eligibility requirements, have long-term impacts on LMI individuals and families, and help address other federal, state, and local priorities, such as fair housing choice and sustainability. It should be noted that for CDBG and HOME block grants low-to-moderate income LMI refers to households with cash-income at or below 80% of Goldsboro area median income within a given grant year – additional information on income levels characteristics can be located within **NA-05 to NA-50 Need Assessment - 91.205(a,b,c)** on pages 13-35. The ConPlan and AAP discusses areas of concentration of LMI communities, concentrations of racial and ethnic minority groups, and Goldsboro's plans to address these needs, including, but not limited to: Goldsboro partnerships with non-profits, CHDOs, and developers; use of regulated Urgent Repair program as funded by North Carolina Housing Finance Agency (NCHFA); and counseling and education regarding improving financial capacity and homeownership for LMI individuals and families. It should be noted that NCHFA designates the amount Goldsboro will be allocated for the Urgent Repair program if granted; however, Goldsboro has budgeted for the historical allocation within the ConPlan and preceding AAPs. HUD requires a jurisdiction to identify the priority needs of the jurisdiction and describe strategies and goals that the jurisdiction will undertake to serve the priority needs. Within **SP-25 Priority Needs - 91.215(a)(2)** pages 58-61, Goldsboro has identified four priority needs with all four needs designated as priority level of "High".

Next, as required by HUD, Goldsboro within **SP-45 Goals - 91.215(a)(4)** pages 68-71 and **AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)** pages 82-85 provides the associated goals designed to address the four priority needs. These goals are only numerically labeled and provide anticipated goal outcomes in



quantitative terms of what Goldsboro hopes to achieve. Goldsboro is required by HUD to state the five-year overall goals located in **(SP-45 Goals - 91.215(a)(4))** and preceding the annual overall goals located in **(AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e))**. Finally, Goldsboro is required by HUD to provide a concise summary of the eligible programs or activities with enough detail for each project so that HUD may determine that the project is an eligible use of the proposed funding source. Goldsboro is required to use one or more of the identified priority needs and goal outcome indicators to describe the planned accomplishments and indicate a target date for realizing the accomplishment. This information is located within **AP-35 Projects - 91.220(d)** on pages 86-98 and provides detail for each project so that HUD may determine that the project is an eligible use of the proposed funding source.

Cost burden and severe cost burden, for both renter and owner households, are the most common housing problem in Goldsboro. Goldsboro has continued to experience a decline in population growth. Goldsboro's population and household decline has been driven by neighboring cities and communities' progressive diverse economy, availability of multifamily unit developments for working individuals and families, and Goldsboro's shortage of affordable and decent housing from aging housing stock and loss through two Hurricanes (Matthew and Florence) to name a few. Goldsboro is finding that most households with disproportionately greater needs are implementing strategies contributing to underlying issues in health and mental care, safety, generational poverty and amongst others to afford housing and daily living costs.

Goldsboro anticipates receiving federal and state funds over the cycle of the ConPlan and preceding AAPs of **\$4,725,034** to achieving priorities on projects and programs (mainly housing) that meet program eligibility requirements, having long-term impacts on LMI individuals and families, and helping address other federal, state, and local priorities, such as fair housing choice and sustainability. Each year, Goldsboro must describe the work it plans to undertake with the grant funds on the Projects page of the AAP. Each project must address at least one goal described in the ConPlan's Strategic Plan. The project information provided in the AAP template will carry forward into the other sections of IDIS Online for the ConPlan and AAP. Goldsboro is still required to add activity-level data into IDIS Online for the ConPlan and AAP that can be similar in nature and content.

Therefore, Goldsboro's ConPlan and preceding AAPs are structured, whereas **Goals 1, 2, 3, 4, 6, and 7** will address "Attainable Housing Development & Preservation" for LMI individuals and families through activities that will extend the lifespan or increase attainable housing units citywide and local target areas (i.e., acquisition, new construction and/or rehabilitation activities). Another, activity Goldsboro considers to be instrumental to expanding affordable rental housing options is Goldsboro's Rental Housing Development project. Goldsboro assessed there is a lack of affordable rental housing options, and in this cycle of the ConPlan and preceding AAPs there is an effort to leverage HOME funds to produce more multifamily rental developments for LMI individuals and families. Goldsboro has provided more context to this subject matter within the sections of the **Need Assessment (NA)** and **Market Analysis (MA)** along with **AP-38 Project Summary - 91.220(d)** pages 87-89 and 91-97 to support the priority need of "Attainable Housing Development & Preservation". **Goals 1, 2, 3, 4, 5, 6, and 7** also addresses "Neighborhood Stabilization", still geared towards aspects of housing, by creating flexibilities to incentivize CDBG and HOME funds use in designated Opportunity Zones. Goldsboro will direct and leverage these funds for preservation and creation of affordable housing and attracting revitalizing investments that can create jobs, business expansion, and new business development within those designated Opportunity Zones. **AP-38 Project Summary - 91.220(d)** pages 87-97 support the priority need of "Neighborhood Stabilization" in more context.

Additionally, **Goals 1, 2, 3, 4, and 7** addresses “Equity & Affirmatively Furthering Fair Housing” another tool to impact aspects of housing through Goldsboro’s desire to work proactively to reduce and mitigate barriers to fair housing choice and to affirmatively further fair housing choice, including fostering equity in neighborhood access to opportunities. Goldsboro, over the cycle of the ConPlan and preceding AAPs, has allocated **\$4,053,288** or **86%** of all anticipated funds to address viewpoints of housing needs by goals and projects associated to Attainable Housing Development & Preservation, Neighborhood Stabilization, and Equity & Affirmatively Furthering Fair Housing. It should be noted that of the **\$4,053,288** only **\$480,123** is contributed to Public Facilities & Improvements (City-Owned) over the cycle of the ConPlan and preceding AAPs to support the needs of Goldsboro’s residential sustainability growth and, at the same time, replacing existing facilities/infrastructure that have deteriorated due to age or have become obsolete within LMI census tracts/block groups. Still geared towards expanding development and preservation of affordable housing.

Although HUD allows for CDBG funds to be used for down payment assistance up to 50% of the lender required down payment amount, Goldsboro has historically used HOME funds for down payment and closing cost assistance. This is simply due to the fact HOME allows for assistance up to 100% of the lender required down payment amount and closing costs. Potential homebuyers within Goldsboro who are LMI individuals and families require more than 50% assistance or subsidies towards down payment and closing cost assistance to purchase a home. Over the cycle of the ConPlan and preceding AAPs, Goldsboro has allocated **\$779,319** towards Increase Access to Affordable Homeownership Option more information is located within **SP-45 Goals - 91.215(a)(4)** pages 69 and **AP-38 Project Summary - 91.220(d)** pages 87, 88, and 92-94. Based on HUD regulatory eligibility and national objectives, HOME funds are the most appropriate federal funding source to fund activities within the area of multifamily and single-family housing for Goldsboro at this time.

As regulated by HUD, **Goals 7** allows Goldsboro to only allocate each preceding AAPs no more than **20%** of CDBG and **10%** of HOME program funds (most recent grant, not prior year grant funds) towards program administration costs to support ConPlan and AAPs objectives. Goldsboro has only been awarded Community Development Block Grant – Coronavirus (CDBG-CV) for grant year 2020-2021 in the amount of **\$206,554** for which Goldsboro is only allowed to allocate **20%** or **\$41,310** of those program funds towards planning administration costs to support the COVID-19 Public Service Grants information is located within **AP-38 Projects Summary - 91.220(d)** on pages 97-98. Over the cycle of the ConPlan and preceding AAPs a total of **\$494,505 (\$314,703 from CDBG; \$111,494 from HOME; and \$41,308 from CDBG-CV)** has been allocated towards program administration costs – this would equate to **10%** of the total ConPlan cycle and preceding AAPs’ budget of **\$4,725,034**. Additional context to this information can be located within **SP-45 Goals - 91.215(a)(4)** on page 71. It should be noted that Goldsboro’s ConPlan and preceding AAPs budgeted planning administration costs are in compliance with HUD’s regulatory caps.

Based on the obvious impact on residents from COVID-19 and on recommendations received from many stakeholders, the CDBG-CV eligible activities funded under the CARE Act focuses on providing needed assistance with majority towards rental and utility aid along with assistance with food insecurity, medication and healthcare services, and supporting childcare for essential workers within Goldsboro facing hardships from COVID-19. Case in point, an email received from Matthew Whittle, Habitat for Humanity of Goldsboro-Wayne and Co-Advocate of WAYne Forward Group, provided to Goldsboro on April 14, 2020 expressed, “that Habitat would be very supportive of all of this funding going to support housing needs right now – specifically rental assistance (and by extension then, landlord assistance) and homeowner mortgage assistance for folks facing layoff or reduction in hours”. With the County of Wayne utilizing CARES Act funds received to provide free COVID-19 testing – it definitely seemed logical to fill in the gaps by funding the proposed agencies and activities associated to COVID-19, refer to **AP-38 Projects Summary - 91.220(d)** on pages 97-98 for more information.



Lastly, **Goals 4, 5, and 7** equally address "Non-Housing Community Development" by providing and expanding essential services and improving public infrastructure that support LMI individuals and families (i.e., education, employment and training programs, health services, or public enhancements to name a few). Goals and projects associated to Non-Housing and Community Development make up **\$671,746** or **14%** of Goldsboro's overall cycle of the ConPlan and preceding AAPs anticipated funds. Over the cycle of the ConPlan and preceding AAPs the **\$671,746** or **14%** encompasses **\$336,510** for the debt service of the WA Foster Center Construction for at least three more years, ending with the final payment in fiscal year 2022-2023, and **\$335,236** for public services activities to provide and expand essential and employment trainings. However, one can perceive how addressing and expanding LMI individuals and families' essential needs and employment training can attribute to attaining or preserving of housing for individual households. As a comprehensive strategy to help LMI individuals and families overcome barriers to self-sufficiency. The context for self-sufficiency is more than quality and stable housing, it also includes health and mental wellness, employment or career readiness, access to useful infrastructure, or pursuing higher education to develop new skills.

HUD's Office of Community Planning and Development (CPD) does not require Grantees to submit a ConPlan with an Analysis of Impediment (AI) simultaneously. An AI is recommended to be conducted once every 5 years to look at disparities in access to housing and economic opportunities for protected classes (race, color, religion, national origin, sex, disability, familial status). Goldsboro's last AI was completed by ASK Development Solutions and was submitted to HUD December 2015. In December 2019, Goldsboro began the process for securing a qualified firm to complete an AI, to evaluate barriers to housing choice in Goldsboro. After much consultation between Goldsboro, HUD, and the interested firms, Goldsboro has selected UNC Greensboro Center for Housing and Community Studies to aid Goldsboro and community stakeholders in developing housing goals that will ultimately increase fair housing choice, build opportunity for all residents, and strengthen communities. Goldsboro has ensured the HUD CPD Representative assigned to Goldsboro was updated throughout this process and Goldsboro has not been informed of any issues or concerns. Goldsboro ConPlan and AAP provides Goldsboro anticipated strategies within **SP-55 Strategic Plan Barriers to Affordable Housing – 91.215(h)** on pages 73-74 and **AP-75 Action Plan Barriers to Affordable Housing – 91.220(j)** pages 104-105. Goldsboro perceives creating affordable housing in areas of opportunities and promoting equitable and accessible housing options as the first step to combatting Not In My Back Yard (NIMBY). If the AI being conducted by UNC Greensboro Center for Housing and Community Studies identifies NIMBYs as a current barrier to affordable fair housing and provides recommended strategies to eliminate this barrier. Goldsboro within its capacity will seek to proactively eliminate or at the least proactively challenge NIMBY and any other identified barrier to affordable fair housing through **AP-35 Projects - 91.220(d)** on pages 87-88 within Project 1: Fair Housing and Project 2: Housing Counseling along with separate local funds within the Community Relations Department.

Each year, Goldsboro is required to complete and submit to HUD for its review a Consolidated Annual Performance and Evaluation Report (CAPER) reporting on accomplishment and progress towards ConPlan goals. After, HUD has completed its review Goldsboro receives an Annual Community Assessment of Community Planning Department Program Performance report – one area HUD thoroughly reviews is Grantee's disbursement of fund timeliness test. Grantees are considered timely if they have no more than the equivalent of 1.5 times the most recent grant in their US Treasury account 60 days prior to the end of the program year. In Goldsboro's case, for the last 10 years and more, it has met the spending requirement to pass the test each program year as monitored by HUD.



Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for LMI households. Goldsboro has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects or when there has not been numerous potential homebuyers that can qualify for a mortgage loan from a Lender. Goldsboro does not qualify potential homebuyers seeking to obtain a mortgage loan as part of a Lender's underwriting requirements. Goldsboro's last 10 years and more of Annual Community Assessment of Community Planning Department Program Performance reports, also have indicated that all HOME spending requirement met HUD's standards and national objectives to focus on projects and/or activities designed exclusively to create affordable housing for LMI households.

Goldsboro's overall ConPlan and preceding AAPs concept is meant to be a comprehensive and multi-agency approach. Therefore, Goldsboro will look to collaborate and fund agencies that have the institutional delivery capacity to assist Goldsboro in carrying out the ConPlan and preceding AAPs; in accordance to, HUD's rules and regulations. HUD defines the target of 70% as all CDBG funds included in a designated fiscal year of annual grants allocated to Goldsboro, except for funds used by Goldsboro for program administration or for planning activities, to meet the required aggregated percentage of not less than 70% of CDBG funds used for activities that benefit LMI persons. The "Target" Goldsboro has set locally is 90 percent or greater of the HUD LMI benefit test annually (again 70%). Goldsboro's target of 90% could allow for 10% of funds towards activities that do not directly benefit LMI persons. This is allowable by HUD; however, Goldsboro for the last four years and more has used 100% of CDBG funds for activities that benefit (LMI) individuals and families.

The IDIS Online template includes a Quality Check that Grantees can use to review the ConPlan and AAP for missing information and discrepancies before submitting the final version to HUD. The check will generate a list of errors and warnings where information is missing in the template. These omissions may indicate that a requirement has not been met, which could potentially cause the HUD Field Office to not accept the ConPlan and AAP submission as complete. For example, if any of the narrative fields on the Executive Summary screen are left blank or if all priority needs are not linked with goals in the Strategic Plan, the Quality Check will issue a warning. Goldsboro performs this Quality Check after the draft ConPlan and AAPs are completed before any releases for further participation as part of the Citizen Participation Plan (CPP). Goldsboro also performs the Quality Check before the final ConPlan and AAP is submitted to HUD. If any errors and warnings are indicated Goldsboro has always and will continue to address with the assistance and direction from Goldsboro designated HUD CPD Representative.

Comments that are directed to areas or subject matters that are not under the Community Relations Department as Lead agency of CDBG and HOME funds have been directed to the appropriate agency and/or department. Also, comments pertaining to personnel matters were not addressed as part of the citizen participation process. Goldsboro's Commission on Community Relations and Development responsibility within the current CPP is to:

- Advise the Community Relations Department concerning community development and housing needs and proposed programs in Goldsboro as they become aware throughout the entire program year to meet those needs. As well as, provide the Community Relations Department with their feedback after reviewing Goldsboro's ConPlan, AAP, and CAPER submissions.
- Provide Goldsboro residents with information concerning community development block grants, needs, and program proposals including participate in at least one public hearing/meeting facilitated by Community Relations Department staff per year. The purpose of the public hearing/meeting will

be to solicit citizen input – for example the May 22, 2020 Virtual Public Meeting held before the Commission on Community Relations and Development to obtain citizens input in regards to housing and non-housing needs as part of Goldsboro's ConPlan and AAP.

- o To otherwise assist the Community Relations Department with encouraging involvement and participation from the citizens of Goldsboro, not write or fully develop the ConPlan and AAP as a consultant would do under a contract for professional service.

All comments were forwarded to the Commission on Community Relations and Development on July 6, 2020 and were addressed during the Commission's Regular Meeting on July 9, 2020 along with Goldsboro's drafted response. The Commission did not provide additional comments to Goldsboro's drafted response. However, the Commission did express gratitude for the citizen participation received. The Commission also voted to recommend the drafted FY20-24 ConPlan and FY20-21 AAP with administrative changes to include comments received with Goldsboro's response and no substantial amendments to the Goldsboro City Council for a final approval and submission to HUD. All comments along with Goldsboro's drafted response was provided to the Goldsboro City Council on July 7, 2020. The Community Relations Director has revised Goldsboro's response to include: the Commission receipt and review of comments received along with their recommendation, the submission of comments to the City Council and other parties, and grammar corrections.

In summary, Goldsboro's ConPlan and AAP describes how each task in the grants management cycle relates to one another and is part of a larger, cohesive process. Likewise, the sections of the ConPlan and AAP fit together into one unified narrative:

- The Needs Assessment and Market Analysis provide an overall picture of the different levels of need in Goldsboro and the market in which the funded programs will be carried out.
- The rationale for setting priorities in the Strategic Plan flow logically from the Needs Assessment and Market Analysis.
- The goals in the ConPlan and the AAP clearly describe Goldsboro's plans to use the resources available to address the priority needs to benefit those greatly disproportionate within designated Household Area Median Family Income (HAMFI) and Area Median Income (AMI).

The projects in the AAP are designed to address the goals and priority needs outlined in the ConPlan. Goldsboro sees the ConPlan and preceding AAPs as roadmaps that will lead to Goldsboro, citizens, and stakeholders' ability to explore additional forthcoming efforts and policies. To increase providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons. Goldsboro also sees the priorities, goals, and projects within the ConPlan and AAP as comparable, if not complementary, to some of the suggested alternatives received. Goldsboro would like to thank a wide range of providers, citizens, advocacy groups, public and private agencies and community leaders for their input and contribution to the development and future implementation of Goldsboro's ConPlan and preceding AAPs.

Respectfully submitted,



Shycole Simpson-Carter,  
Community Relations Director

## **CDBG/HOME/CDBG-CV ANNUAL PLAN PUBLIC COMMENTS**

- THE CITY WILL RECEIVE \$351,137 IN CDBG FUNDS IN FY2020-21.
- THE ANNUAL PLAN IS TO SPEND \$534,380, IN FY 2020-2021, OF WHICH \$180,123 IS CARRY OVER FUNDS THAT WERE NOT SPENT OVER THE PAST FIVE FY.
- FAIR HOUSING ACTIVITY IS AT THE TOP OF THE ANNUAL PLAN LIST AND IS GOAL #1, THE TOP PRIORITY.
- THE ANNUAL PLAN IS TO SPEND \$2000 IN FY 2020-2021 ON THIS ACTIVITY OVER THE NEXT 5 FY FOR A TOTAL OF \$10,000.
- IN FY 2020-2021 THAT'S ONLY .04%, OR FOURTENTHS OF 1%, OF THE \$534,380 IN AVAILABLE FUNDS.
- THE REHABILITATION ACQUISITION ACTIVITY IS RELATED TO HOUSING AND IT IS A LEVEL 6 GOAL OR PRIORITY.
- THE ANNUAL PLAN IS TO SPEND \$40,910 IN FY 2020-2021 ON THIS ACTIVITY, AND A TOTAL OF \$265,368 OVER THE NEXT 5 FY.
- THAT'S 8% OF THE TOTAL AMOUNT OF CDBE FUNDS AVAILABLE IN FY 2020-21 FOR THIS ACTIVITY.
- HOUSING COUNSELING IS RELATED TO HOUSING, AND IT IS A LEVEL 3 GOAL OR PRIORITY.
- THE ANNUAL PLAN IS TO SPEND \$6,120 IN FY 2020-2021 ON THIS ACTIVITY, AND \$24,480 OVER THE NEXT 5 FY.
- THAT'S ONLY 1% OF THE TOTAL AMOUNT AVAILABLE FOR THIS ACTIVITY IN FY 2020-2021,
- REHABILITATION PUBLIC OWNED RESIDENTIAL BUILDINGS IS RELATED TO HOUSING AND IT A LEVEL 6 GOAL OR PRIORITY.
- THE ANNUAL PLAN IS TO SPEND \$40,000 IN FY 2020-2021 ON THIS ACTIVITY, AND \$235,507 OVER THE NEXT FIVE FY.
- THAT'S ONLY 7% OF THE TOTAL AMOUNT AVAILABLE IN FY 2020-2021.
- THE ACTIVITIES INVOLVING PUBLIC FACILITIES & IMPROVEMENTS (W.F. FOSTER), PUBLIC FACILITIES & IMPROVEMENTS (CITY OWNED), ARE NOT REALLY RELATED TO HOUSING, AND THEY ARE LISTED AS A LEVEL 4 GOAL OR PRIORITY.
- THE ANNUAL PLAN IS TO SPEND A TOTAL OF \$340,123 IN FY2020-2021 ON BOTH OF THESE GOAL LEVEL 4 ACTIVITIES, AND \$816,633 OVER THR NEXT FIVE FY.
- THAT'S 64% OF THE TOTAL AMOUNT AVAILABLE IN FY 2020-2021, FOR THESE ACTIVITIES THAT ARE NOT RELATED TO AVAILABLE HOUSING FOR LMI FAMILIES IN SPECIFIC AREAS OF POVERTY IN GOLDSBORO.

- THE ACTIVITIES INVOLVING PUBLIC SERVICES ARE RELATED TO HOUSING AND THEY ARE LISTED AS LEVEL 5 GOALS OR PRIORITIES.
- THE ANNUAL PLAN IS TO SPEND A TOTAL \$30,000 IN FY 2021 FOR THIS ACTIVITY, AND A TOTAL OF \$170,000 OVER THE NEXT FIVE FY.
- THAT'S 6% OF THE TOTAL AMOUNT OF CDBG FUNDS AVAILABLE IN FY 2020-2021
- THE PROGRAM ADMINISTRATION EXPENSES IN THE CDBG FY 2020-2021 ANNUAL PLAN IS \$70,227, AND A TOTAL OF \$453,197 ON THE CDBG, HOME AND OTHER FUNDS THE OVER THE NEXT FIVE FY.
- THE \$70,227 IN PROGRAM ADMINISTRATION EXPENSES IN THE CDBG FY 2020-2021 IS 13% OF THE TOTAL AMOUNT OF AVAILABLE CDBG FUNDS IN FY 2020-2021.
- WHEN YOU LOOK AT HOW MUCH OF THE AVAILABLE CDBG FUNDS THAT IS PLANNED FOR SPENDING ON HOUSING ISSUES IN FY 2020-2021, IT COMES TO \$124,030 OR 23% OF THE AVAILABLE FUNDS.
- COMPARING THE \$410,350 THAT WILL BE PAID TO THE CITY FOR PUBLIC FACILITIES AND ADMINISTRATIVE COSTS FOR FY 2020-2021, THAT AMOUNT IS 77% OF THE AVAILABLE CDBG FUNDS FOR FY 2020-2021.
- NOTHING FROM THE CDBG FUNDS IS ALLOCATED TO THE HOMEBUYER ASSISTANCE, HOUSING DEVELOPMENT, AND RENTAL HOUSING DEVELOPMENT ACTIVITIES.
- IF THESE ACTIVITIES ARE ALSO RELATE TO THE GUIDELINES FOR THE PAYMENT OF CDBG FUNDS, THEN THERE IS NO PLAN TO ALLOCATE ANY CDBG FUNDS TO THESE ACTIVITIES.
- UNDER THE CDBG-CV THERE IS \$206,544 AVAILABLE IN FY 2020-2021.
- THE GOAL OR PRIORITY LEVEL FOR THE CDBG-CV ACTIVITY TO PROVIDE ESSENTIAL SERVICE & EMPLOYMENT TRAINING, IS A #5 TARGET GOAL OR PRIORITY.
- THE GOAL/PRIORITY TO PROVIDE ESSENTIAL SERVICE & EMPLOYMENT TRAINING SHOULD BE A LEVEL 1 GOAL/PRIORITY BECAUSE, 100% OF THE CDBG-CV FUNDS ARE GOING TO THESE PUBLIC SERVICES ACTIVITY.
- THE ANNUAL PLAN IS NOT SPECIFIC ON WHAT ESSENTIAL SERVICES & EMPLOYMENT TRAINING THAT WILL BE PROVIDED FOR THE \$165,236 IN FUNDS FOR FY 2020-2021, AND BY WHOM IT WILL BE PROVIDED.
- THE CDBG-CV PROGRAM ADMINISTRATION PLANS CALLS FOR \$41,306 TO BE PAID TO THE CITY IN FY 2020-2021.
- THAT'S 20% OF THE AVAILABLE FUNDS.
- THAT PERCENTAGE IS MUCH HIGHER THAN THE PROGRAM ADMINISTRATION PLANS FOR THE CDBG FUNDS WHERE ONLY 13% OF THE \$534,380 IN CDBG FUNDS ARE BEING HANDLED.

- WHY ARE THE PROGRAM ADMINISTRATION COSTS FOR THE CDBG-CV 7% MORE THAN THE PROGRAM ADMINISTRATION COSTS FOR THE CDBG FUNDS?
- LOOKING AT THE CARRY OVER AMOUNTS OF CDBG (\$180,123) AND HOME FUNDS (\$525,028) IT APPEARS THE CITY IS FALLING SHORT IN SPENDING ALL OF THE CDBG AND HOME FUNDS THAT WERE PLANNED TO BE SPENT IN PRIOR FIVE FY.
- AND NONE OF THE SHORTFALLS IN CDBG FUND SPENDING APPEAR TO BE FOR THE ACTIVITIES INVOLVING PUBLIC FACILITIES & IMPROVEMENTS, AND PUBLIC SERVICES.
- THE CARRY OVER FROM SHORTFALLS IN SPENDING OF AVAILABLE CDBG AND HOME FUNDS MEANS THAT SOME OF THE LMI FAMILIES WHO WERE, AND ARE IN NEED, ARE NOT RECEIVING FUNDS THAT SHOULD BE, AND SHOULD HAVE BEEN MADE AVAILABLE TO THEM.
- THE \$525,028 CARRY OVER FROM SHORTFALLS IN SPENDING OF PRIOR AVAILABLE HOME FUNDS IS ALARMING IN THAT THE CARRYOVER AMOUNT APPEARS TO BE MORE THAN TWO YEARS WORTH OF FUNDING, THAT WAS SAVED AND NOT SPENT FOR THE INTENDED PURPOSES.
- THE CITY IS, HAS BEEN, AND WILL BE PAID TO USE THE CDBG FUND TO ADDRESS THE HIGH LEVELS OF POVERTY IN SPECIFIC AREAS OF THE CITY.
- WHEN YOU LOOK AT THE POVERTY LEVELS IN THESE SPECIFIC AREAS OF GOLDSBORO, OVER THE PAST CONSOLIDATED FIVE-YEAR PERIOD, THERE DOES NOT APPEAR TO HAVE BEEN ANY DECLINE IN THE POVERTY LEVELS IN THE SPECIFIED GOLDSBORO POVERTY AREAS, INSPITE OF ALL THE CDBG FUNDS THE CITY HAS RECEIVED AND SPENT.
- IF ANYTHING, THE POVERTY LEVELS APPEAR TO HAVE WORSENERD.
- THE CDBG PLANS THAT ARE BEING PRESENTED FOR FY 2020-2021, ARE VAGUE AND VERY SIMILAR TO THE FAILED PLANS THAT WERE APPROVED AND IMPLIMENTED OVER THE PAST FIVE FYS.
- IT IS MY BELIEF THAT FOR FY 2020-2021 WE NEED MORE INOVATIVE PLANNING, THAT WILL ONLY COME ABOUT THROUGH A DEPARTMENTAL LEADERSHIP CHANGE.



**Extracted from May 22, 2020 Virtual Public Meeting (Slide 6)**

## What will Goldsboro receive in this ConPlan?

Source of Funds	Expected Amount Available Year 1 (FY20-21)	Expected Amount Available Remainder of ConPlan (FY21-24)
Community Development Block Grant (CDBG)	Annual Allocation: \$ 351,137 Program Income: \$ 2,129 Prior Year Resources: \$ 180,113 <b>Total: \$ 534,380</b>	\$1,369,863
HOME Investment Partnership (HOME)	Annual Allocation: \$ 237,076 Program Income: \$ 4,048 Prior Year Resources: \$ 525,028 <b>Total: \$ 766,152</b>	\$1,348,095
Community Development Block Grant-COVID (CDBG-CV)	Annual Allocation: \$ 206,554	\$0
Urgent Repair (URP)	Annual Allocation: \$ 100,000	\$400,000

**Extracted from May 22, 2020 Virtual Public Meeting (Slide 10)**

## Goals & Proposed Projects Identified in ConPlan

### Goldsboro Target Goals

- 1) Affirmatively Further Fair Housing Choice
- 2) Increase Affordable Rental Housing Option
- 3) Increase Access to Affordable Homeownership Option
- 4) Improve-Expand Public Facilities Access & Capacity
- 5) Provide Essential Service & Employment Training
- 6) Provide Rehabilitation Owner-Occupied & City-Owned
- 7) Program Admin to Support ConPlan & AAPs Objectives



### Goldsboro Proposed Projects

- 1) Fair Housing
- 2) Housing Counseling
- 3) Public Facilities & Improvements (City-Owned)
- 4) Public Services
- 5) Rehabilitation (Acquisition, Admin., & Public Owned Residential Bldgs.)
- 6) CHDO Reserve
- 7) Homebuyer Assistance
- 8) Homebuyer Assistance & Rehabilitation
- 9) Rental Housing Development
- 10) Program Admin to Support ConPlan & AAPs Objectives
- 11) COVID-19 Public Services Grants

City of Goldsboro  
Community Development Block Group (CDBG) and HOME Investment Partnership (HOME) Programs  
Conservative Five-Year Projections for Use of Funds (FY20-24 ConPlan)

ACTIVITY	CONPLAN & APP STRATEGIC PLAN GOAL	FY20-21 Funds			FY21-22 Funds			FY22-23 Funds			FY23-24 Funds			FY24-25 Funds			PROJECTED AVAILABLE FUNDS FY20-24	
		CDBG	HOME	OTHER FUNDS	CDBG-CV	CDBG	HOME	OTHER FUNDS	CDBG	HOME	OTHER FUNDS	CDBG	HOME	OTHER FUNDS	CDBG	HOME		OTHER FUNDS
For Housing	Goal 3: Affordable Housing for Housing Choice	2,000				79,000			2,000				2,000			2,000		10,000
Business Counseling (100)	Goal 3: Increase Access to Affordable Homeownership Option	8,150				6,150			8,150				6,150			6,150		30,600
Public Facilities & Improvements (94) Foster	Goal 4: Improve Existing Public Facilities, Access & Capacity	150,000				152,000			150,000				150,000			150,000		336,510
Public Facilities & Improvements (City Owned)	Goal 4: Improve Existing Public Facilities, Access & Capacity	100,000				0			100,000				100,000			100,000		480,120
Public Services (100) (200)	Goal 5: Provide Essential Services & Employment Training	30,000				30,000			30,000				30,000			30,000		315,236
Rehabilitation (Acquisition Land Bidding & Preservation)	Goal 6: Provide Rehabilitation (Owner Occupied & City Owned)	40,000				40,000			70,000				62,000			74,100		265,366
Rehabilitation (Adaptive Reuse)	Goal 6: Provide Rehabilitation (Owner Occupied & City Owned)	5,000				2,500			9,500				5,000			7,410		34,431
Rehabilitation (Public Owned Residential Buildings)	Goal 6: Provide Rehabilitation (Owner Occupied & City Owned)	40,000				30,000			55,500				50,500			44,170		235,507
CHDO Bureau	Goal 3: Increase Access to Affordable Homeownership Option		41,600			41,600			41,277				41,800			41,470		204,956
Business Assistance (Down Payment & Consent)	Goal 3: Increase Access to Affordable Homeownership Option		6,100			60,000			60,000				60,000			60,000		291,000
Business Assistance (Acquisition Land Bidding & Preservation)	Goal 3: Increase Access to Affordable Homeownership Option		11,100			13,000			21,810				17,500			22,750		252,750
Business Assistance (Development)	Goal 2: Increase Affordable Rental Housing Options		2,000,000			250,000			0				280,000			120,000		800,000
Business Assistance (Development)	Goal 2: Increase Affordable Rental Housing Options		2,750,000			450,000			1,230,000				0			0		454,040
Local HOME Fund			0			0			0				0			0		0
Program Admin (Foster)	Goal 7: Program Admin to Support CDBG & HOME Objectives	70,000				41,000			67,000				70,000			67,000		484,505
Program Admin (Foster)	Goal 6: Provide Rehabilitation (Owner Occupied & City Owned)			100,000							100,000						100,000	500,000
<b>Total Allocations</b>		<b>\$334,380</b>	<b>\$766,152</b>	<b>\$100,000</b>	<b>\$206,544</b>	<b>\$342,275</b>	<b>\$497,672</b>	<b>\$100,000</b>	<b>\$131,418</b>	<b>\$175,405</b>	<b>\$100,000</b>	<b>\$354,076</b>	<b>\$344,907</b>	<b>\$100,000</b>	<b>\$342,094</b>	<b>\$230,032</b>	<b>\$100,000</b>	<b>\$4,725,034</b>
			<b>\$1,607,076</b>			<b>\$395,947</b>			<b>\$766,902</b>			<b>\$798,983</b>			<b>\$672,126</b>			

**Alicia Pierce, Citizen  
District 4  
806 S. Taylor Street  
Goldsboro, NC 27530**

**Comments for Draft FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP)**

1. My first points is more about the process of the development of the plan. During my comments of the 2018-2019 CAPER, I mention about ways to promote citizen's participation. I noticed that none of the suggested ideas were utilized. I will share them again this evening and add another one in hopes to assist getting more citizens aware and involved. Send information about the CDBG, public comment opportunities, the how and when individuals can apply for the programs through the following sources.
  - Water Bill and Newsletter we already receive
  - Facebook Alerts and/or sponsored ads
  - Robocalls
  - Send to all the local churches
2. Another Major concern I have is the idea that the Plan was once again developed with very little support from the community and citizens. It indicates all these stakeholders, the commission and some residents input, but, that's questionable.
3. As I mention in my Caper Comments before, the Commission on Community Relations committee should be more involved. Also it states that it is a 3 years term, but several of the members have been on there for more than 3 years. There is also no minutes showing proof that the Commission members assisted with the development of this FY20-24 ConPlan. There is also comments written throughout the plan that varies local organizations (Stakeholders) were involved.
4. From page 5-9, 14 Agency/Group/Organizations were identified. It was asked to Briefly describe how they were consulted, it was repeatedly stated: One-on-one interviews, one-on-one conversations. There is no evident that those organizations provided any of the information in the plan. I suggest that the one on one interviews having some documentation proving that the meeting took place and that what was said, is interpreted correctly.
5. I am concern that individuals that provided comments and shared interest in this grant funding was not invited to participate in the development of this plan. How can a 5 years plan that should have input from the citizens and community be release on May 27 with only 30 days to comment. It almost feel like I am being asked to only come and critique, versus being asked to participate in the development of the CDBG. See Public Comment dates on Page 3



6. Page 1 – The HOME Investment Partnership (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-to-moderate income households. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
  - But where is the evident that any of that has happen in our city with the previous funds? I am concern that nothing will get done this time.
7. Our city lacks accountability and responsibility when it comes to the CBDG.
8. Page 11 – mentions a survey that was provided to residents. How can a city with 34,000+ citizens only 141 retrieved and 56 responded. 23 stakeholders also participated, but a 5 years plan was developed. We must do better with our advertisement.
9. On page 12 – States that all comments given today will be accepted. My question is will they be used to assist in development of the plan.
10. I am also concern that it does not appear that other or new agencies are being asked to participate or be given the opportunity to prove resources to the community.
11. Page 20 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: Goldsboro does not provide these estimates. Instead, Goldsboro relied on the data from Comprehensive Housing Affordability Strategy (CHAS) FY11-15 and FY12-16.
  - We have a High At Risk Population in our school system. Why did we not have a full description here of our students?
12. Page 21 – Why is there not more concentrated focus and assessments on the group identified as having the greater need?
13. Page 36 – No. Utilizing methodology provided by NCHFA, a demand analysis conducted found a shortage of rental units for households earning 40 and 60 percent AMI per year. The demand has increased since the last ConPlan was conducted due to two major hurricanes (Matthews and Florence) and Goldsboro

substantial aging and deteriorated housing stock. Based on the resident survey many renters stated they would like to buy or rent in Goldsboro. However, with subsidies most renters who want to be homebuyers must earn at least \$50,000 before a reasonable proportion of homes in Goldsboro are affordable to buy

- I feel that it is imperative that you as a council started voting yes to companies that want to come here and pay more. Our current median income is between \$35,000-\$40,000.

14. On page 40 – all of these are comments to help as the document will be sent to HUD

- First Paragraph, you mention that rent listed above: Is the above the information on page 37. Because directly above is no information about rent.
- Introduction under MA-20 Housing Analysis: Condition of Housing
  - I think you meant to say, most of the houses were built before 1980. You should also have 1950-1980 versus 1980-1950.

15. Page 43 – Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing: To maintain at least a standard performer designation on the Public Housing Assessment System (PHAS). Extensive training will be provided to all HACG employees relative to the key components of the PHAS system. The Chief Executive Officer and PHAS Coordinator will be responsible for biannual reviews and evaluation of major indicators. The information will be shared with key staff members. Another strategy will be to develop an agency-wide portfolio and five year capitalization plan to serve as a framework for future development endeavors that focus on diversification and stabilization of income sources. Final, a strategy will be to establish a quality control program for maintenance work orders to ensure the quality of work performed by maintenance staff is satisfactory. The Supervisory staff will inspect a 1 percent random sample of work orders given the number of work orders. Maintenance staff having deficiency will be identified, counseled, and trained.

- Is this new or have we done this before? If so, where is the information?

16. Page 46 – As always Goldsboro will work with our North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee to see where additional resources and/or funding from Goldsboro can further meet housing and supportive services needs.

- Where are the minutes from these meetings?

17. Page 63-64 – The SP-35 Anticipated Resources for the 5 year ConPlan has the same information as the AP-15 Expected Resources, the one year Annual plan on page 79-80. How can the two be the same when one is for 5 years and one is for 4 years. The corresponding documents that go with them SP-45 Goal Summary for the 5 years show a larger amount than the AP-20 for the 1 year.

18. Page 89 – How many years will these awesome funds be designated to pay for the loan of WA Foster? Please provide me an answer to this question.

19. Page 91 – Description: Funds will be provided for owner-occupied housing rehabilitation for LMI households and special needs population. Funds will also be provided for Goldsboro to acquire, rehabilitate, or reconstruct housing units to ensure affordability for LMI households and special needs populations. While reducing slum & blight to benefit LMI households and special needs populations within a physical environment of a deteriorating area. Funds will be provided for all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities.

- Do we have any idea which agencies will be utilized for this description?

20. Page 93 – Description: Funds will be used to reduce the monthly carrying costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing cost assistance to LMI households (including individuals and families with children who are currently housed but threatened with homelessness).

- In the public meeting last June, Ms. Simpson-Cole; mention that she could not find qualified resident. What will be done differently to find qualified residents?

21. Page 95 – Sounds like a great thing, but how will this actually find its way to really happening. Are we asking for 525,028 or is this previous amount rolled over?

22. Page 98 – How do other organizations and agencies that assist with homelessness and other special needs get eligible to gain funding?

23. Page 107 – Where is the other 10% going or used for?

My comments ends with a reminder that Citizen Participation is not truly being encouraged and that accountability and responsibility of this program needs to be better monitored.

# Legal Aid of North Carolina, Inc.

## Wilson Office

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*Serving low-income clients in Wayne, Greene, Lenoir, Nash, Wayne and Wilson Counties*

Yolanda L. Taylor, Esq.  
Managing Attorney

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June 25, 2020

Shycole Simpson-Carter, Community Relations Director  
Community Relations Department  
P.O. Drawer A  
Goldsboro, NC 27530

### **RE: Written Comments on Goldsboro's Consolidated Plan and Annual Action Plan**

Legal Aid of North Carolina ("LANC") submits the following comments concerning Goldsboro's Consolidated Plan and Annual Action Plan on behalf of its client WAYne Forward Anti-Poverty Coalition ("WAYne Forward"). WAYne Forward is a coalition of individuals and organizations that seeks to address poverty in Wayne County by focusing on solutions to increase access to healthcare, quality education, quality careers, and affordable housing. Legal Aid assists WAYne Forward's Affordable Housing Work Group to promote affordable and fair housing and equitable community development.

Below are some concerns expressed by WAYne Forward regarding housing and community development along with recommended strategies to address the lack of affordable housing. We request that you consider these concerns and strategy recommendations as you complete the final draft of the Consolidated Plan and Annual Action Plan.

#### **A) WAYne Forward Concerns and Recommendations**

##### **1. Insufficient Housing Stock that Meets the Minimum Housing Code**

Minimum housing codes are meant to protect public health, safety and general welfare of inhabitants and occupants of residential structures. Housing that does not meet the minimum housing code threatens the health and safety of the public. Ensuring that homes, especially rental properties, maintain the minimum housing code as established by the City's ordinances is extremely important.

The City of Goldsboro could increase the number of housing that meets the minimum housing code by increasing code enforcement; however, code enforcement should be done in an equitable manner. Targeted code enforcement displaces those in need of housing. However, equitable code enforcement occurs when a local government implements a strategic approach that brings housing up to code while limiting widespread condemnation and demolition. If code enforcement is not done in an equitable manner, then code enforcement could lead to blight and vacancy which would spur future gentrification. Legal Aid clients have advised us that often when they report the conditions of their housing to the City's inspection department, they have been warned by City



inspectors that they could be evicted if the home is condemned. Tenants shouldn't have to choose between reporting an unlivable condition and having a place to live. Therefore, the City should review existing code enforcement policies and procedures to determine how code enforcement could be conducted in an equitable manner. One policy that could be implemented is to place a cap on fees that are assessed on homes in violation of minimum housing codes, especially owner-occupied or renter-occupied homes. Additionally, the City could explore creating a hardship assistance fund for low-income homeowners who occupy homes in code violation so that their homes can be brought up to code. Overall, it is important for the City to take a balanced, equitable approach when implementing code enforcement.

Equitable Development is an approach to creating healthy, vibrant communities of opportunity. Equitable outcomes occur when smart, intentional strategies are put in place to ensure that low-income communities and communities of color participate in and benefit from decisions that shape their neighborhoods and regions. It's important to note that revitalization can lead to gentrification if it's not done in an equitable manner.

## **2. Gap in Assessing Homelessness Needs**

The City acknowledges that counting and addressing the homeless population is extremely difficult, but it does not offer a strategy in its draft Consolidated Plan on how to address the problem of homelessness in its jurisdiction. A huge contributor to the problem is the lack of a clear definition of homelessness, the mobility of the population, and the cyclical nature of homelessness for many individuals. Most local agencies tasked with re-housing homeless persons are doing so with Emergency Solution Grants, which limits the definition of homelessness to "chronic homelessness," and actually living on the street. Yet, we know that there are citizens who do "couch surf" and who do not have a permanent place to live. In addition, individuals that are homeless are often reluctant to be interviewed about their experiences. The City of Goldsboro communicates that a collaborative community approach is needed in order to address the needs of the homeless. Although this is true, the City of Goldsboro could implement a variation of the following approaches in identifying the homeless population.

Indirect direct estimation involves eliciting information from knowledgeable sources or key collaborators about the number of homeless people in an area or the number receiving services, including tallies of the number of people using shelters and other services and estimates of the number of people turned away or otherwise not receiving services. Though it seems Goldsboro implements a variation of this method, this method requires that each of the collaborators must define "homeless" according to standard criteria and report the number of homeless people encountered over the same period. Additionally, this method is only as effective as the number of agencies in which it collaborates with.

A single contact census is usually taken by individuals in a defined area where the largest proportion of the homeless population can be found. However, for practical reasons, data collection of this type is conducted over a short period of time with a way to eliminate duplicate information.

Capture-recapture methods go beyond multiple-count methods by matching data on individuals observed at two or more points in time. It allows conclusions about the movement of individuals in and out of the population as well as statistics about the population from which the sample was drawn. Capture-recapture techniques involve matching observations of individuals made at each of two or more data collection periods.

The Community has expressed the need for more shelters for woman and children. Additionally, the need for wrap around services is apparent for the homeless population. Currently, local shelters and groups in Goldsboro are involved in a housing group called the Neuse Housing Committee. The City should implement a plan with this local committee that addresses the lack of physical shelters in conjunction with wrap around services for those in need.

### **3. Limited Number of Landlords Who Participate in Section 8 Voucher Program**

Although HUD's Section 8 Vouchers can assist low-income households with rental housing, there is a limited number of landlords who participate in the voucher program. It is possible that some landlords have biases or misconceptions about individuals who have vouchers which could impact their choice not to accept vouchers. Nevertheless, increasing the number of landlords who accept vouchers is vital to meet housing needs in Goldsboro.

The City could coordinate with the Housing Authority of the City of Goldsboro (Housing Authority) and local non-profits to create a landlord incentive program that incentivizes private landlords to accept Section 8 vouchers. Incentives could include offering landlords with lease signing bonuses, lease continuity bonuses, and reimbursements for tenant property damages up to a specified amount. Localities such as the City of Durham<sup>1</sup>, Orange County<sup>2</sup>, and Charlotte Housing Authority<sup>3</sup> have explored using a landlord incentive program to increase rental options.

Furthermore, the City can support the Housing Authority in its efforts to expand affordable housing in areas of opportunity. The City could work with the Housing Authority to build more project-based section 8 housing in areas of opportunity. This would also give more low-income residents an opportunity to find housing and to minimize private landlords denying the acceptance of the vouchers.

### **4. The Consolidated Plan does not Define Affordability in the Context of AMI**

Affordable housing is a broad concept and can encompass a range of incomes. Although the City intends to provide affordable housing for low to moderate income households, it is unclear what the AMI range includes. For instance, affordable housing could be for households earning 0% to 80% of the AMI or affordable housing could be for households earning 0% to 100% of the AMI. A clear definition of the City's affordability target based upon AMI should be provided in order to assess the exact need for fair housing and affordable housing in Goldsboro.

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<sup>1</sup> <https://durhamnc.gov/DocumentCenter/View/25424/LandlordEngagementWorkshopPresentation-FINAL>

<sup>2</sup> <https://www.orangecountync.gov/DocumentCenter/View/11345/HCV-Leasing-Bonus-Program?bidId=>

<sup>3</sup> [http://manage.cha-nc.org/public/content/resources/LandlordIncentive\\_updated.pdf](http://manage.cha-nc.org/public/content/resources/LandlordIncentive_updated.pdf)

**5. The Plans do not Specify the Number of Proposed Housing Units for Low-Income Households Compared to Moderate Income Households.**

The Consolidated Plan and Annual Action Plan address goals to increase affordable rental and homeownership opportunities; however, the plans do not specify the proposed number of housing units for low-income households compared to the number of housing units for moderate income households. For example, Goal 2 of the Consolidated Plan proposes 156 rental units to be constructed, but there is no breakdown of how many rental units will be for low-income households compared to the number for moderate income households. Since the Consolidated Plan indicates that there is a great need for housing for low-income households, then the City should prioritize opportunities for more low-income households to gain safe and affordable housing.

**6. Lack of City-wide Affordable Housing Policy or Plan**

In order to develop affordable housing in an equitable manner, there should be a City-wide affordable housing policy or plan. This policy or plan could provide details on tools or strategies, including land use strategies, that will be used to increase affordable housing throughout the city. This policy would be a roadmap for affordable housing development in Goldsboro, and it could provide transparency to the public on how affordable housing goals will be accomplished. Localities such as Wake County<sup>4</sup> and the City of Durham<sup>5</sup> have affordable housing plans which provide details on achieving affordable housing goals. The Community Relations Department should collaborate with the Planning Department to create a comprehensive affordable housing policy or plan.

**7. The Community Relations Department has Limited Staff Capacity to focus on a Comprehensive, City-wide Housing Development plan that will Affirmatively Further Fair Housing in areas of opportunity**

Affirmatively furthering fair housing requires intentional steps to increase fair housing choice in areas of opportunity. WAYne forward is concerned that the Community Relations Department would be limited in its efforts to undertake actions to increase fair housing due to its limited staff capacity. Further, residents and community stakeholders expressed the lack of any new single-family housing development occurring within the City's jurisdiction. They believe the lack of a comprehensive and strategic plan around housing is the cause. Therefore, one recommendation from the community is that the City should hire a director of housing and development, who will handle this one task.

**8. The New Analysis of Impediments Has Not Been Provided to the Public to Review in Conjunction with the Consolidated Plan and AAP**

The Consolidated Plan mentions that the final draft of the Analysis of Impediments (AI) is being developed, however, it would have been helpful to read at least a draft of the AI in conjunction with the Consolidated Plan and AAP so that the public would have a

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<sup>4</sup> <https://endhomelessnesswake.org/wp-content/uploads/2017/12/Wake-County-Affordable-Housing-Plan-Full-Document.pdf>

<sup>5</sup> <https://durhamnc.gov/DocumentCenter/View/28819/Affordable-Housing-Goals>

better understanding of the extent of the impediments to fair housing choice. Typically, the AI is drafted before the Consolidated Plan in most jurisdictions because it informs the Consolidated Plan. Based upon the Fair Housing Act and the Affirmatively Furthering Fair Housing Rule, the City must allow for citizen engagement and public input into the drafting of the Analysis of Impediment. The AI document provides key datapoints, including community input, to identify potential impediments to furthering fair housing and strategies to meet articulated fair housing goals. Since African-Americans are disproportionately impacted by the lack of affordable housing, the impediments to fair housing should be described in the AI. It's important to note that one of the goals of the Fair Housing Act is to prevent discrimination, and race is a protected category. Housing discrimination based upon race is an impediment that should be addressed in the AI along with potential goals that could be used to remove this impediment.

Furthermore, the AI process has certain public hearing requirements and its own public hearing comment period. The last AI for the City was prepared in 2015 and expired in 2019. Please provide WAYne Forward with a timeline for when this important community planning process will take place. We look forward to reviewing the final draft of the AI.

**9. There is a Lack of Public/Private Partnership to Create a Comprehensive Affordable Housing Plan**

Developing affordable housing is a challenging undertaking which requires, strategic planning, creative strategies, various funding options, meaningful community input, and stakeholder collaboration. Therefore, the City should foster a public/private approach to creating a comprehensive affordable housing plan to meet Goldsboro's affordable housing needs. The City should invite key stakeholders including local community groups such as WAYne Forward to meetings to discuss how affordable housing could be carried out in Goldsboro.

**10. The City Should Allocate More Money Towards the Urgent Housing Repair Program**

There is a concern that there are insufficient funds for the urgent housing repair program. CDBG funds may be used to assist existing homeowners with the repair, rehabilitation, or reconstruction of owner-occupied units. Grantees, like the City of Goldsboro, have the flexibility under the CDBG Program to design repair and rehabilitation programs that meet the needs of their residents. Examples of the types of local programs that may be funded include:

- General programs aimed at rehabilitation of existing structures, including substantial rehabilitation programs, which typically bring the property up to local codes and standards.
- Special purpose programs, including:
  1. Energy efficiency programs aimed at improving the energy efficiency of homes through additional insulation, new windows and doors and other similar improvements;



2. Handicapped accessibility programs through which improvements, such as installation of ramps and grab bars, are made to homes of persons with disabilities to make the home more accessible;
3. Emergency repair programs that provide for the repair of certain elements of a housing unit in emergency situations, such as repairs to a roof that is leaking, but the whole house is not rehabilitated; and
4. Weatherization programs aimed at improving a home's ability to withstand the elements, including insulation and weather-stripping.

As part of a comprehensive plan to provide affordable and fair housing, it is important that the City takes inventory of its blighted and abandoned housing. Many stakeholders agree that there are issues with the quality of housing in the City, and that a lot of housing is uninhabitable. Couple this with the City being in a repeated disaster-prone region. There are citizens who suffered housing lost caused by hurricanes Matthew and Florence. Recovery has not been swift in Eastern NC, including in Goldsboro. It will take the leveraging of public and private investment to replenish lost housing stock caused by disasters. Due to the inequities in communities, nature disasters often impact neighborhoods occupied by black and brown people, who often live in flood plains. One way the City can address the condition of housing, is by amending the budget to direct more funding towards urgent housing repair. Also, by allocating more CDBG funding towards urgent housing repair.

#### **11. Insufficient Notice Associated with Affordable Housing Efforts**

Community engagement and participation is a requirement in the City obtaining HUD federal funding and complying with its duties under the Affirmatively Furthering Fair Housing Rule. The main goal of soliciting feedback is to ensure that community voices are heard. If the City's marketing and notice efforts are only known to a select group set and not publicly advertised for easy access, this will hinder the amount of true feedback that's needed from the community. Methods such as advertising on the City's webpage and placing advertisements in the paper have been used in the past. Though these efforts engage a certain amount of Goldsboro's citizens, widening the effort could have greater impact, as not all citizens have a newspaper subscription or access to the internet. Mailing pamphlets to residents informing of important meetings and engaging local churches and organizations to advertise important efforts related to affordable housing would be beneficial to the City.

On a related note, some stakeholders have complained about the lack of notice for certain funded programs, like the HOME program and the Essential Single-Family Rehab Program administered to supplement disaster funds. There is a specific concern that the City has not used all of its HOME funds from previous funding cycles to create additional home opportunities and some residents are unclear about why the funds have not been spent.

If more diverse methods of notice displayed in English and Spanish are distributed by the City, more people would apply for such important housing programs.

## **12. Fund Management and Transparency**

The City could be more transparent in how it manages CDBG & HOME projects. There is a community concern that CDBG funds were used to demolish structures such as the Centre Street Hotel. Community sentiment is that this would have been prime real estate to establish affordable housing. Additionally, leaving vacant and abandoned spaces contributes to the overall deleterious appearance of neighborhoods, and make them more vulnerable to crime and increased poverty. Since there is a significant lack of quality affordable housing, the Community would like to see an intentional plan for creating affordable housing within the City.

The Consolidated Plan and Annual Action Plan identify important goals and projects, but there are limited details on how they will be carried out. Also, our community group expressed concerns related to the City's methodology used to calculate and allocate funds to the various goals or projects. There is a concern that certain goals or projects may not have enough money allocated to them. For example, Goal 1 to Affirmatively Further Fair Housing only has a total of \$10,000 allocated to it, and it is unclear what specific meaningful actions the City can undertake with such a limited budget.

Additionally, there is a concern that none of the CDBG-CV funds appear to be allocated for COVID-19 testing. Furthermore, there is a concern about how the City will hold the organizations that receive CDBG-CV funds accountable to ensure that they appropriately spend the money.

Overall, the City should be more transparent with the public on how it manages funds for housing and community development.

### **12. The Consolidated Plan and Annual Action Plans did not Address Ways to Overcome Neighborhood Resistance to Affordable Housing**

The Plans mention that there has been neighborhood resistance to increased development and affordable housing. Many neighborhoods have fought rezoning requests to add density based upon perceived or real increases in traffic congestion. This neighborhood resistance seems to reflect the acronym N.I.M.B.Y. ( Not In My Backyard) where people do not want certain developments or environmental changes in their neighborhoods based upon real or perceived concerns or based upon biases about who or what will be located in their neighborhoods.

Despite the N.I.M.B.Y. sentiment, especially in areas of opportunity, the City still has a duty to affirmatively further fair housing which includes increasing fair housing choice in areas of opportunity. Areas of opportunity are locations in the City that are accessible to jobs, grocery stores, health care, daycare and transportation.

Affirmatively furthering fair housing requires the City to do more than simply state the impediment, but the City must be proactive in removing barriers to fair housing choice. One way, the City can do this is through zoning and land use strategies-which are forthcoming in this document.

Goldsboro should implement the following actions in an effort to combat the negative effects of N.I.M.B.Y.-ism.

- Educate the community as to what affordable housing is and address common misconceptions. It's important to express that public housing and affordable housing aren't mutually exclusive. Even if it is, the City still has a duty to affirmatively further fair housing or risk the loss of important federal dollars.
- Address legitimate concerns from the community. There could be real concerns about density or heavy traffic that can be addressed. The City could determine if there are ways to minimize issues like heavy traffic congestion while increasing housing options. Ultimately, there must be a balance between meeting the affordable housing and fair housing requirements and minimizing development concerns.
- Provide open houses & showcase examples or renderings of what affordable housing could look like. These open houses could also give residents the chance to share ideas on how affordable housing could look in their communities.
- Explain property management, to the community and introducing the community to the property management group is also key. Ensuring that all parties are engaged in the phases of development would assist in community concerns. Property management could explain their lease-up plans, screening criteria and house rules to the community as well.

#### **B) Proposed Strategies to Address Affordable Housing**

The following section identifies potential strategies that the City could research and consider using to address the barriers affecting affordable housing and achieve its four core goals for affordable housing.

- **City's goal to create affordable housing in vulnerable areas and in areas of opportunity**

One strategy to help meet this goal is for the City to designate "**Redevelopment Zones**" which could accommodate an increase in density, and serve as the location for mixed-use and mixed-income developments. Increasing allowable density creates a significant amount of value for existing property owners and creates an incentive to redevelop older (and presumably less expensive) housing stock.

Another strategy is using "**Voluntary Inclusionary Up-zoning**" in certain areas which would connect greater housing development to incentives for affordable housing. This strategy differs from mandatory inclusionary zoning which requires developers to build affordable housing. Instead, the voluntary inclusionary up-zoning would be a voluntary option for developers who are willing to provide affordable housing in exchange for incentives. For example, the City could allow a zoning change which permits a developer to have taller building height or greater

density in exchange for the developer including a portion of affordable housing units.

A third strategy could be “**Affordable Housing Overlay Zones.**” The City could identify zones where affordable housing will be created. These zones can offer developers incentives to build affordable housing. Incentives could include streamlined permitting process, increased density bonus, lower parking restrictions, increased building heights or allowing housing development in locations not zoned for residential uses.

The City could allow “**Accessory Dwelling Units**” to support affordable housing. They are second dwelling units that are located within the principal detached dwelling or located within a separate accessory structure. They can be created in various ways including by adding an addition to the principal dwelling, converting part of the home into an apartment, and converting a garage into a housing unit. Accessory dwelling units can provide additional affordable housing, especially for aging seniors, on certain existing residential properties.

- **City’s goal to preserve affordability and housing quality**

One strategy to preserve housing affordability is for the City to create “**Conservation Zones**” which could be areas in which the existing form of the neighborhood is maintained and where new development is limited. Protect the character, density and affordability of certain neighborhoods.

Another strategy would be to implement “**Equitable Code Enforcement,**” in relation to addressing minimum housing codes as discussed above in concern #1.

- **City’s goal to promote equitable and accessible housing options**

A potential strategy would be to strengthen connections between affordable housing, transit and workforce development programs. Cities benefit when residents can easily travel between employment opportunities and reasonably priced housing. When city leaders collaborate with local workforce and transportation agencies alongside larger local employers, it can result in transit-oriented development which spurs both the creation of affordable housing units with price protections for lower-wage earners and reliable transportation to employment opportunities for communities.

Land acquisition and banking function for the use of affordable housing is another possible strategy. Goldsboro could acquire vacant sites from absentee landlords and then partner with private or nonprofit developers to build affordable rental units. Local sourced trust funds and partnerships with philanthropies are important partnerships to have in light of diminishing federal resources for home ownership and stabilization of city owned properties.

- **City’s goal to stabilize residents at risk of involuntary displacement**

One strategy to help long-term residents remain in their neighborhoods is for the City to create a **Housing Assistance Displacement Program**, especially for renters. Although the City should minimize the number of residents displaced,

those who will be displaced should have the opportunity to seek program support to relocate within their neighborhoods. This Housing Assistance Displacement Program could help residents faced with involuntary displacement with resources including, but not limited to, finding another affordable home (*City staff assistance or local non-profit partner assistance*); providing a security deposit for a new home; paying utility connection fees; and offering first month's rent for a new home.

### **Conclusion**

We appreciate the opportunity to share comments on behalf of our client WAYne Forward. We look forward to a formal response from the City regarding this letter, and we are eager to have future discussions with the City about the implementation of the Consolidated Plan and Annual Action Plan goals.

Sincerely,

***Yolanda L Taylor***

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Yolanda Taylor, Managing Attorney- Legal Aid of NC- Wilson Office  
Jocelyn Bolton-Wilson, Staff Attorney- Legal Aid of NC- Wilson Office  
Alecia Amoo, Staff Attorney- Legal Aid of NC- Wilson Office



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