

**City of Goldsboro North Carolina**  
**Draft Annual Action Plan**  
**FY 2021-2022**  
**Posted April 29, 2021**

**Executive Summary**

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

**1. Introduction**

The City of Goldsboro is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City 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, the City of Goldsboro is required to conduct a comprehensive assessment of its housing and community needs and to present a Five-Year Consolidated Plan in a detailed format prescribed by HUD. A yearly Action Plan is required for each of the five years of the City's Consolidated Plan. This is the second year of the City's Five-year Consolidated Plan (2020-2024), which covers July 1, 2021 through June 30, 2022.

The City of Goldsboro Annual Action Plan serves two purposes. First, the Action Plan is a local strategic plan to address needs in the areas of community development, economic development, housing, education, poverty, healthcare, infrastructure, and homelessness. Second, the Action Plan serves as the grant application for projects funded under the CDBG and HOME programs and several other federal programs require that funding applications be consistent with an approved consolidated plan.

**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.

The Annual Action Plan is integrated with contributions from individuals, community groups, public forums, and inter-governmental/departmental discussions during the planning process. Staff regularly attended community group and association meetings in the City limits throughout the year, which created partnerships, maintained meaningful and productive relationships in the community, and enhanced the Department's ability to develop responsive and relevant programs. The top priorities and goals determined in the 2021-2022 Action Plan include the following:

1. Rehabilitation of owner-occupied single-family units
2. Acquisition, demolition, and clearance of dilapidated housing units
3. Improving and/or preserving communities in danger of slum and blight conditions
4. Construction of affordable housing through CHDO Activities
5. Providing homebuyer assistance for first-time homebuyers
6. Supporting projects or programs by non-profit organizations or for-profit corporations that benefit low-to-moderate-income (LMI) residents of Goldsboro
7. Identification of infrastructure improvements (i.e., sewer, sidewalk, water line, etc.)
8. Elimination hazardous materials in dwellings assisted with federal funds
9. Mitigation of impacts of COVID19 on residents and nonprofit agencies that serve LMI residents

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

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

Population trends and economic conditions impact the decision on where to spend federal dollars in order to support the segment of the population that needs it the most. These economic conditions constantly change. The City of Goldsboro strives to equitably allocate CDBG and HOME funds to low-to-moderate income-eligible persons, families, and/or areas throughout the City, and has funded activities that meet the City's 2020-2024 Five Year ConPlan goals and objectives.

The City of Goldsboro's CDBG and HOME programs regularly meet the performance standards established by HUD. The City of Goldsboro completed many of its strategic community goals in year 2020-2021, despite delays in local, state, and federal processes due to the COVID19 pandemic. Each year the City prepares its Consolidated Annual Performance Report (CAPER), which summarizes the objectives it has addressed in achieving the ConPlan goals and objectives. Copies of the CAPER are available for review at the City of Goldsboro's Community Relations Department. The CAPER is made available to the public in September of each year.

### **4. Summary of Citizen Participation Process and Consultation Process**

Summary from citizen participation section of plan:

The City of Goldsboro Community Relations Department meets with interested citizens, agencies, groups and organizations who wish to discuss and express their concerns and ideas with regards to housing and non-housing needs of Goldsboro's low and moderate-income persons and families. The City of Goldsboro's draft of the Annual Action Plan was available for public review and comment from April 5, 2021 to May 7, 2021. Advertisements were published in the Goldsboro News Argus on March 10 and March 27-28, 2021, relative to the holding of a March 25, 2021 public meeting, the scheduling of an April 13, 2021 public meeting, and the thirty-day comment and review period. A third advertisement was published on April 20, 2021 relative to scheduling of a May 3, 2021 public hearing. Copies of the

draft Annual Action Plan will be placed at public access sites such as the desk of the City Receptionist and the office of the City Clerk, both at the City Hall Annex, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Housing Authority of the City of Goldsboro, 700 N. Jefferson Avenue; and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov).

Comments received at the March 25, 2021 and April 13, 2021 public meetings and the May 3, 2021 public hearing will be incorporated into the final 2021-2022 Annual Action Plan. On March 25, 2021, three citizens provided input regarding the need for a more comprehensive housing needs analysis and targeting CDBG toward housing versus public facilities. As of April 26, staff has received one comment from a citizen wishing to purchase a City-owned house. Staff has received three written comments from community organizations.

In addition to these public meetings and comment period, the City of Goldsboro received input through an exhaustive Analysis of Impediments to Fair Housing Choice (AI) process conducted in the second half of 2020 and early 2021. The results of this data collection and analysis, interviews, and survey responses will be used to inform the AAP.

## **5. Summary of Public Comments**

Three citizens provided input during the March 25, 2021 public meeting regarding restructuring CDBG and HOME funds within the recommended budget as it related to housing versus public facilities. As of March 31, staff received one written comment from an individual who desires to purchase a home currently owned by the City. To date the City has received three written comments from community organizations. These comments addressed a desire to increase funding for homebuyer down payment assistance, increase the participation of LMI persons and communities in planning, and create an economic development and housing plan that is more comprehensive and long range than the Con Plan and AAP. No public comments were made during the April 13, 2021 public meeting. All comments will be incorporated into the final submission of the FY21-22 Annual Action Plan.

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

The City of Goldsboro does not differentiate between any individuals, groups, and/or organizations that wish to provide input during the planning, implementation, and assessment of community needs for the 2021-2022 Action Plan. A thirty-(30) day comment period was held April 5, 2021 to May 7, 2021 in addition to public meetings on March 25 and April 13, 2021 to discuss priorities and recommended budget for FY21-22 program year. On May 3, 2021 during the City Council's Regular Meeting, staff will provide City Council with a presentation of the draft FY21-22 Annual Action Plan and budget recommendations. In addition, a public hearing will be held during the regular meeting to gather public input on the use of federal funds. All comments received during the outlined citizen participation process will be accepted and incorporated within the final Annual Action Plan.

## **7. Summary**

The 2021-2022 Annual Action Plan identifies key priorities and goals that would significantly improve the quality of life for low-to-moderate-income residents of Goldsboro through vital housing and community development programs.

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

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

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

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

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Goldsboro's Community Relations Department (formerly named Planning and Community Development) is the lead agency in the development of the 2021-2022 Annual Action Plan and the implementation of CDBG and HOME projects in Goldsboro, NC. The department has many years of experience in administering Goldsboro's housing and community development programs. As a result, the department has well-established relationships with neighborhood groups, nonprofit organizations, financial institutions, developers, and social service agencies involved in community development.

The Department coordinates HOME-financed housing rehabilitation and new construction projects, and offers down payment assistance to low- to moderate-income first-time homebuyers. In addition, the Department plans and manages CDBG rehabilitation, public improvements, development, and public and nonprofit service delivery affecting low- and moderate-income persons, families, and/or areas.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

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

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

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

- Nonprofit service providers that cater to the needs of low and moderate income
- Households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations;
- Community groups

These and other specific agencies received a direct email explaining the Community Needs Assessment questionnaire, which will be used to help determine top priorities and obtain data in preparation of the final submission of FY2021-2022 Annual Action Plan.

Within City government, the Community Relations staff regularly work closely with other departments, including City Manager, Engineering, Planning and Zoning, Parks and Recreation, Police, Public Works, and Fire. To overcome any gaps in the delivery system, the City will continue to provide opportunities for public, private, governmental and faith-based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing and providing needed services.

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

The ESG program requires coordination among participating agencies. All ESG subrecipients in Goldsboro are experienced homeless service providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to the homeless. ESG funded agencies have easy access to membership in the Continuum of Care (CoC), the Down East Coalition to Eliminate Homelessness (Eastpointe), and many serve in positions of leadership within the Continuum's structure. The CoC, has over 40 member organizations including homelessness assistance providers, veteran service representatives, victim service providers, Public Housing Agency, Mental Health Agency, formerly homeless individuals, and government organizations. The CoC, Coalition meets on a regular basis, sharing information about services among participating agencies and setting funding priorities and policies for homeless.

Through its work with the Continuum of Care, the Community Relations Department has a strong understanding of the needs of homeless and at-risk/imminently homeless families; and works to research additional resources for the housing or provision of services to chronically homeless individuals and families, families with children, veterans and unaccompanied youth.

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

The City of Goldsboro does not receive ESG funds. The CoC receives funds through the Continuum of Care (CoC), the Down East Coalition to Eliminate Homelessness (Eastpointe) which develops allocations, administers HMIS, provides technical assistance to participating agencies and housing providers, and monitors grantee performance.

The CoC works with other CoCs throughout the state, including through its work with the North Carolina Coalition to End Homelessness. The CoC provides data regarding the number of and needs of homeless people, people at risk of homelessness and people imminently homeless. Allocations are based on the framework of needs, priorities, goals, and objectives developed through the CoC's needs assessment and the Five-Year Consolidated Planning cycle, as well as other grant guidelines. Currently, the top priorities include rapid rehousing, homeless prevention, emergency response and HMIS. The Homeless Management Information System (HMIS) is being used by providers on a statewide level. A local data evaluation analyst will provide training and technical assistance to users within the community.

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

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

1	<b>Agency/Group/Organization</b>	<b>GOLDSBORO HOUSING AUTHORITY</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Opportunity Zones
	<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 Housing Authority of the City of Goldsboro (HACG) was submitted written comments via email. This partnership will continue over the cycle of this ConPlan and Annual Action Plan. The anticipated outcomes are the production of new affordable housing units, rehabilitation of current affordable housing units, and economic opportunities for LMI residents.



2	<b>Agency/Group/Organization</b>	<b>HABITAT FOR HUMANITY OF GOLDSBORO-WAYNE</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Non-Profit Faith-Based Organization & CHDO
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Market Analysis Anti-poverty Strategy Repair by Neglect Ordinance
	<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 Habitat for Humanity of Goldsboro/Wayne (HFH) was consulted through email. HFH has been a CHDO for many years and the City anticipates the partnership will continue over the cycle of this ConPlan and Action Plan. The anticipated outcomes will be the production of new affordable housing units and direct-subsidies through the Homebuyer Assistance program to eligible HFH loan applicants.

3	<b>Agency/Group/Organization</b>	<b>WAYNE COUNTY</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Services - Victims Health Agency Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various departments within the Wayne County government system will be consulted through one-on-one meetings and phone conversations. The various departments within the Wayne County government system and the city have always been great partners in decent affordable housing and community development programs. Partnership will continue over the cycle of this ConPlan and Action Plan. The anticipated outcome will be an increase in beds for transitional, emergency, and supportive housing, as well as supportive services.
4	<b>Agency/Group/Organization</b>	<b>WAYNE COUNTY DEVELOPMENT ALLIANCE</b>
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Other government - County Other government - Local Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Opportunity Zones
	<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 Wayne County Development Alliance will be consulted through one-on-one meetings and phone conversations. Partnership will continue over the cycle of this ConPlan and Annual Action Plan. The anticipated outcomes will be to increase job training and placement for LMI residents.

5	<b>Agency/Group/Organization</b>	<b>CITY OF GOLDSBORO</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education Services-Employment Other government - Local Planning organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Opportunity Zones

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Within City government, the Community Development staff must work closely with the following inter-departments: City Manager, Engineering, Planning, Code Enforcement, Inspections, Parks and Recreation, and others as necessary. To overcome any gaps in the delivery system, the City will continue to provide opportunities for public, private, governmental and faith-based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing and providing needed services.
7	<b>Agency/Group/Organization</b>	<b>WAYNE COMMUNITY COLLEGE</b>
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Workforce Development
	<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 will be consulted through one-on-one meetings and phone conversations. Partnership will continue over the cycle of this ConPlan and Annual Action Plan. The anticipated outcomes will be to increase educational and career readiness services available to LMI residents.
8	<b>Agency/Group/Organization</b>	<b>COMMISSION ON COMMUNITY RELATIONS AND DEVELOPMENT</b>
	<b>Agency/Group/Organization Type</b>	Board and Commission of the City of Goldsboro

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Opportunity Zones and Multi-family 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>	During the Commission on Community Relations and Development meeting scheduled for April 13, 2021, staff provided a preliminary presentation on the draft FY21-22 Annual Action Plan and budget recommendations. Partnership will continue over the cycle of this ConPlan and Annual Action Plan. The anticipated outcome will be to increase outreach and services to persons and/or families that are LMI.

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

The City of Goldsboro through the Community Relations Department consults with many agency types involved in housing, homelessness, community development, and economic development activities. There was no decision to exclude any specific group. Outreach to relevant agencies is ongoing and will continue through the comment period.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Eastpointe, LME	The 2021-2022 Annual Action Plan will be developed with consultation of members of the Continuum of Care Task Force's leadership to ensure that goals of all strategic plans are in concert with one another.
2019-2024 PHA Plan	Housing Authority of the City of Goldsboro	The goals of the City and the Housing Authority of the City of Goldsboro is to provide safe, quality, and affordable housing to low-income families, the elderly and disabled individuals. While encouraging personal responsibility and upward mobility of residents in partnership with other community organizations.
City of Goldsboro Comprehensive Plan	Goldsboro Planning Department	The goals were developed collectively during ConPlan preparation to provide public facilities and services to support future growth while targeting several neighborhoods that are considered high priority areas within the City.

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

### Narrative (optional)

The consultation process for the 2021-2022 Annual Action Plan provided an opportunity for the Community Relations Department and the City to enhance relationships, cooperation, and collaboration between public and assisted housing providers, and private and governmental health, mental health, and public service agencies. The City is closely involved in the housing development efforts of the Housing Authority of the City of Goldsboro Housing Authority, non- profit housing providers, and private developers. The Community Relations Department collaborates with the many within the economic development are to see how the City could network community development projects and ultimately enhance the coordination with private industry, businesses, developers, and social service agencies.

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

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

The City of Goldsboro Community Relations Department meets with interested citizens, agencies, groups and organizations who wish to discuss and express their concerns and ideas with regards to housing and non-housing needs of Goldsboro's low and moderate-income persons and families. The City of Goldsboro's draft of the Annual Action Plan was available for public review and comment from April 5, 2021 to May 7, 2021. Advertisements were published in the Goldsboro News Argus on March 10 and March 27-28, 2021, relative to the holding of a March 25, 2021 public meeting, the scheduling of an April 13, 2021 public hearing, and the thirty-day comment period review. A third advertisement will be published by April 20, 2021 relative to the scheduling of a May 3, 2021 public hearing. Copies of the drafted Annual Action Plan were placed at public access sites such as the desk of the City Receptionist and the office of the City Clerk, both at the City Hall Annex, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Housing Authority of the City of Goldsboro, 700 N. Jefferson Avenue; and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov).

Comments received at the March 25 and April 13, 2021 public meetings and the May 3, 2021 public hearing will be incorporated into this final 2021-2022 Annual Action Plan and considered during the formulation of the plan. Three citizens provided their input during the March 25 public meeting. As of March 31, one resident has provided written comments. These comments along with subsequent verbal and written input, will be considered along with recent interviews and survey results to identify trends in citizen and stakeholder interests and concerns.



## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Hispanic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>One written public comment was received in relation to the public meetings. There were seven citizens and one City staff who attended the public meeting. As of March 31, the March 25, 2021 meeting had been viewed on Facebook 346 times.</p>	<p>The three written comments pertained to a citizen's desire to purchase a house owned by the city and need for additional funds for housing. Comments on March 25, 2021 focused on: the need for more planning, particularly for HOME funds, need to focus more funds on housing and less on non-housing uses, and a lack of focus by the City on broader issues of poverty and unemployment.</p>	<p>The City does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2021-2022 Action Plan.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Hispanic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The public hearing has been scheduled for a regularly scheduled meeting of the City Council on May 3, 2021.	Comments received during the public hearing will be incorporated into the final version of the AAP.	The City does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2021-2022 Action Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Hispanic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	As of March 31, 2021, staff have not received comments that specifically reference the newspaper ads. One written comment was received from a citizen who wishes to purchase a city-owned property.	Comments received during the March 25, 2021 public meeting focused on: the need for more planning, particularly for HOME funds, need to focus more funds on housing and less on non-housing uses, and a lack of focus by the City on broader issues of poverty and unemployment.	The City does not differentiate between any individuals, groups, and/or organization that wish to provide input during the planning, implementation, and assessment of community needs for the 2021-2022 Action Plan.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City anticipates FY 2021-2022 allocations to be \$348,980 in CDBG funds, \$220,749 in CDBG-CV funds and \$250,738 in HOME funds. Additionally, the City will have available approximately \$174,804 in prior year CDBG funds and \$665,062 in prior year HOME funds (prior year balances as of March 31, 2021). The City will be requesting a 100% HOME Match Reduction for FY21-22 from HUD. Therefore, the City may not be required to provide local matching funds for FY19-20 HOME allocation. At least 70% of all CDBG funds spent will meet the low-moderate-

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

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	349,980	0	174,804	524,784	1,059,000	The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing, suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income. All of Goldsboro's CDBG-funded activities in the 2021-2022 Action Plan meet at least one of three national objectives and eligibility requirements of the program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	250,738	1,920	665,062	917,720	769,252	City HOME funds will be used to help renters, new homebuyers, or existing homeowners. The HOME Program is designed to provide affordable housing to low-to-moderate income families and individuals. Therefore, the program has rules about targeting program resources and establishing applicant eligibility.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homeowner rehab	100,000	0	0	100,000	0	This program funded by North Carolina Housing Finance Agency (NCHFA) provides funds to assist very-low and low-income households in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement of eligible homeowners with special needs such as frail elderly and persons with disabilities.
CDBG-CV	Public-federal	Pandemic relief and recovery	220,749	0	0	220,749	0	These funds will be allocated to community-based nonprofits and local government agencies to mitigate and address immediate and longer term impacts of COVID-19

Table 5 - Expected Resources – Priority Table

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

The City also anticipates **\$100,000** in resources as leveraging from private financial institutions and lenders, Habitat for Humanity of Goldsboro-Wayne County, and North Carolina Housing Finance Agency to name a few, which will continue to support the City's affordable housing initiatives by making available advantageous mortgage programs that assist low-to-moderate income residents to become first-time homebuyers. Jurisdictions participating in the HOME program are required to make contributions to housing that qualifies as affordable

housing. During a fiscal year, the contributions or match must total not less than 25 percent of the HOME funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in that fiscal year for project costs, unless the participating jurisdiction has received a reduction in the match requirement.

**The City will be requesting a 100% HOME Match Reduction for FY21-22. Therefore, the City may not be required to provide local matching funds for FY21-22 HOME allocation.** At least 70% of all CDBG funds spent will meet the LMI benefit test within a three-year period.

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

Not Applicable

**Discussion**

No further discussion

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2021	2022	Affordable Housing	Goldsboro Scattered Site Areas	Affordable Housing: Revitalization Strategy (City-wide) Elimination of Environmental Hazards Homelessness and Special Needs	Urgent Repair: \$100,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Homebuyer Assistance	2021	2022	Affordable Housing Homeless	Goldsboro Scattered Site Areas	Affordable Housing: Homelessness and Special Needs	HOME: \$60,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Public Facilities & Improvements	2021	2022	Non-Housing Community Development	Goldsboro Scattered Site Areas	Community Development	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1536 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2021	2022	Non-Housing Community Development	Goldsboro Scattered Site Areas	Affordable Housing: Community Development Public Services Revitalization Strategy (City-wide) Homelessness and Special Needs	CDBG: \$105,007 (2020-2021 and 2021-2022 Program Years)	Public service activities other than Low/Moderate Income Housing Benefit: 1680 Persons Assisted Homelessness Prevention: 5 Persons Assisted
5	CHDO Activity	2021	2022	Affordable Housing Homeless	Goldsboro Scattered Site Areas	Affordable Housing: Revitalization Strategy (City-wide) Homelessness and Special Needs	HOME: \$73,164 (2020-2021 and 2021-2022 Program Years)	Rental units constructed: 60 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
6	Economic Development	2022	2023	Non-Housing Community Development	Goldsboro Scattered Site Areas	Affordable Housing: Community Development Homelessness and Special Needs	CDBG: \$30,000	Jobs created/retained: 16 Jobs for the Summer Youth Employment Initiative Program

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Program Admin	2021	2022		Goldsboro Scattered Site Areas	Affordable Housing  Community Development	CDBG: \$69,796  HOME: \$25,074  CDBG-CV: \$44,150	Delivery of programs in ConPlan and Annual Action Plan
8	Pandemic Recovery	2021	2022	Non-Housing Community Development	Goldsboro Scattered Site Areas	Homelessness and Special Needs	\$182,500	
9	LMI Multifamily Development	2021	2022	Affordable Housing	Goldsboro Scattered Site Areas		HOME: \$500,000 FY19-20 and FY20-21	At least 84 new construction multifamily rental units affordable to residents at or below 80% AMI
10	LMI Single Family Development	2022	2023	Affordable Housing	Goldsboro Scattered Site Areas		HOME: \$250,000	At least 5 new or substantially renovated single family homes affordable to buyers at or below 80% AMI

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	<p>The City will use \$100,000 from the Urgent Repair Program to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modification and other repairs necessary to prevent displacement. The city will use \$50,000 of prior year CDBG to address additional urgent repair needs at these properties, or additional homes, if possible.</p> <p>These funds will be used with the awarded funds from the Urgent Repair Program provided by North Carolina Housing Finance Agency. This activity is designed to assist low-to-moderate-income (LMI) households, as defined by HUD, with rehabilitating existing housing structure. Assistance will be provided in the form of loans with zero percent deferred loans provided to eligible extremely low, and very low, income households (&lt;30% to 50% of AMI); zero percent payable loans provided to eligible low-income households (51% to 80% of AMI); and two percent payable loans provided to eligible moderate-income households (81% to 95% of AMI). Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of Goldsboro's limited affordable housing units. Consequently, all housing rehabilitation activities are performed in conjunction with the hazardous material activity; which focus on lead-based paint and asbestos abatement. Activity costs incurred may include, but are not limited to, roof repair/replacement; electrical and plumbing repairs; handicapped modifications; interior and exterior structural repairs; heating and cooling systems replacements; and all minimum housing code violations.</p>
4	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	<p><b>Homebuyer Assistance</b> Sixty thousand dollars (\$60,000) will be used to provide at least three eligible low -mod income individuals or families with down payment assistance to purchase replacement housing. This assistance will not exceed \$20,000 per homebuyer.</p>
5	<b>Goal Name</b>	Public Facilities & Improvements
	<b>Goal Description</b>	<p><b>Public Facilities &amp; Improvements</b> One hundred and fifty thousand dollars (\$150,000) CDBG funds has been allocated to be utilized towards the debt service of the WA Foster Center. The WA Foster Recreational Center is located within a low/mod census area (Census Tract 15; Block Group 2). Fifty thousand dollars (\$50,000) has been allocated for the development of a universally accessible playground for special needs children in an existing City park.</p>

6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>The City of Goldsboro annually sets aside a portion (15%) of its Community Development Block Grant entitlement to fund public service activities provided by local community-based organizations and/or non-profits for the benefit of low-to-moderate income residents. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses.</p> <p><b>Public Services</b> has been allocated \$52,347 of FY21-22 CDBG funds and \$52,660 of FY 20-21 CDBG funds to strengthen communities by addressing the needs of specific populations through funding projects or programs by non-profit organizations or for-profit corporations that meet CDBG program national objectives as identified by HUD and benefit LMI residents of the City. Due to delayed approval of FY20-21 HUD funds due to the pandemic, FY20-21 Public Services funds were not awarded.</p>
8	<b>Goal Name</b>	CHDO Activity
	<b>Goal Description</b>	<p><b>Community Housing Development Organizations (CHDO)</b> CHDO Set Aside amount for FY21-22 is \$37,611. The CHDO Set Aside of \$35,553 will also be awarded. Due to delayed approval of FY20-21 HUD funds due to the pandemic, FY20-21 CHDO funds were not awarded. Types of development activities - projects that involved acquisition, rehabilitation, and/or new construction of housing for sale or rent to low-income families.</p>
9	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	<p>The City of Goldsboro will fund Subrecipients that address the economic needs of low-income individuals and families through the creation of sustainable business development and employment opportunities within the City of Goldsboro.</p> <p><b>Economic Development</b> has been allocated \$30,000 of CDBG Prior Year funds to support the City of Goldsboro Summer Youth Employment Initiative Program (SYEI) during the summer of 2022. As part of the SYEI program, youth employees will work for six weeks within one of two designated track sessions for sixteen (16) hours per week. They will also participate in soft skills trainings and excursions for four hours per week. The City will allocate matching funds from General Funds to assist with the funding of the program.</p>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Goldsboro will offer the following projects, programs and activities in order to meet the goals established in the Annual Action Plan.

#### Projects

#	Project Name
1	Homeowner Rehabilitation
2	Homebuyer Assistance
3	Public Facilities & Improvements
4	Public Services
5	CHDO Activity
6	Economic Development
7	CDBG & HOME Program Admin
8	CDBG-CV
9	Affordable Multifamily Development
10	Affordable Single-Family Development

**Table 7 - Project Information**

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

The allocation priorities are focused on these goals: affordable housing, public services, elimination of environmental hazards, quality of life, neighborhood revitalization, and pandemic recovery. It is important to note that total funding for public services is capped at fifteen (15%) of the total CDBG allocation. Total funding for activities related to administration is capped at twenty (20%) for CDBG, 10% for HOME, and 20% for CDBG-CV. Just over sixty-two percent (62%) of the total budget for this AAP including CDBG, CDBG-CV, URP, and HOME sources, is directed to affordable housing activities. Six percent (6%) is directed toward enhancing the quality of life for people living in low-and moderate-income neighborhoods through grants to community organizations. Twelve percent (12%) is directed toward public facilities that provide safe recreation and support community health. Approximately twelve percent (12%) is directed toward mitigating and recovering from the community impacts of the COVID-19 pandemic. Activities for the administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration total eight percent (8%) percent of the budget for this AAP.

The City's primary obstacle to meeting underserved needs is a lack of funding. In recent years, spurred by a nation-wide recession, reduced revenues have plagued all levels of government (federal, state and

local). These reduced revenues have hindered the City's ability to meet the needs of low-income residents. Another obstacle to meeting underserved needs is the generally increasing demand for public services that is placing an additional burden on public service agencies within the City. The City of Goldsboro petitions for federal funds through the Annual Action Plan to assist the needs of residents that have traditionally been underserved by existing local social service programs. The activities funded via the Annual Action Plan are carefully designed to provide appropriate and needed services, particularly to those that may not be eligible for assistance from other local sources, those that are geographically isolated by lack of transportation and those that lack basic amenities in their neighborhoods. Such individuals include senior citizens, homebound frail elderly persons, physically, and developmentally disabled persons, victims of domestic violence, and infants and youth to name a few. Funds provided through the Annual Action Plan often make the difference between independent living and institutionalization of decent and safe affordable homes or environments.

DRAFT



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

DRAFT

<b>1</b>	<b>Project Name</b>	<b>Homeowner Rehabilitation</b>
	<b>Target Area</b>	Goldsboro Scattered Site Areas
	<b>Goals Supported</b>	Homeowner Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing: Revitalization Strategy (City-wide) Elimination of Environmental Hazards Homelessness and Special Needs
	<b>Funding</b>	Urgent Repair: \$100,000 CDBG: \$50,000 FY21-22
	<b>Description</b>	Funds will be used to conduct variety of housing programs throughout the City of Goldsboro. Activity costs incurred may include, but are not limited to, roof repair/replacement; electrical and plumbing repairs; handicapped modifications; interior and exterior structural repairs; heating and cooling systems replacements; and all minimum housing code violations.
	<b>Target Date</b>	June 30, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 LMI families
	<b>Location Description</b>	Citywide Goldsboro

	<b>Planned Activities</b>	These funds will be used with the awarded funds from the Urgent Repair Program provided by North Carolina Housing Finance Agency. This activity is design to assist low-to-moderate-income (LMI) households, as defined by HUD, with rehabilitating existing housing structure. Assistance will be provided in the form of loans with zero percent deferred loans provided to eligible extremely low, and very low, income households (<30% to 50% of AMI); zero percent payable loans provided to eligible low-income households (51% to 80% of AMI); and two percent payable loans provided to eligible moderate income households (81% to 95% of AMI). Rehabilitation of the City's aging housing stock is geared towards ensuring the continued livability and viability of Goldsboro's limited affordable housing units. Consequently, all housing rehabilitation activities are performed in conjunction with the hazardous material activity; which focus on lead-based paint and asbestos abatement. Activity costs incurred may include, but are not limited to, roof repair/replacement; electrical and plumbing repairs; handicapped modifications; interior and exterior structural repairs; heating and cooling systems replacements; and all minimum housing code violations.
<b>2</b>	<b>Project Name</b>	<b>Homebuyer Assistance</b>
	<b>Target Area</b>	Goldsboro Scattered Site Areas
	<b>Goals Supported</b>	Homebuyer Assistance
	<b>Needs Addressed</b>	Affordable Housing: Revitalization Strategy (City-wide) Homelessness and Special Needs
	<b>Funding</b>	HOME: \$60,000 FY18-19
	<b>Description</b>	The City of Goldsboro will use prior year HOME funds and program income to provide direct-subsidy assistance to low-to-moderate income individuals and families to become homebuyers. It is the City's intent to increase the supply of affordable housing units over an extended period of time. The City's Homebuyer Assistance program will provide up to \$20,000 in down payment and closing costs assistance associated with the purchase, through the means of acquisition or new construction, of a single-family dwelling and for principal reduction to increase buyer's affordability.
	<b>Target Date</b>	June 30, 2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 LMI families
	<b>Location Description</b>	Citywide Goldsboro
	<b>Planned Activities</b>	Homebuyer Assistance has been allocated \$60,000 of prior year HOME funds to provide direct-subsidy assistance to low -mod income individuals and families to become homebuyers and increase the supply of affordable housing. This assistance will be provided directly to the homebuyer or passed through from developer assistance in the form of 0% interest deferred second mortgage loans.
<b>3</b>	<b>Project Name</b>	<b>Public Facilities &amp; Improvements</b>
	<b>Target Area</b>	Goldsboro Scattered Site Areas
	<b>Goals Supported</b>	Public Facilities & Improvements
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$200,000 - \$150,000 FY21-22, \$50,000 FY 20-21
	<b>Description</b>	This activity is designed to improve the overall infrastructures within low-mod census tract areas within the City limits. Types of Public Facilities & Improvement projects, but not limited to curbing, gutters, and sidewalks along the City's right-of-ways, installation of municipal water and wastewater lines, construction and improvement to sidewalks, and improvements to public parks within low-mod census tract areas.
	<b>Target Date</b>	June 30, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,600 persons using funded public facilities.
	<b>Location Description</b>	
	<b>Planned Activities</b>	One hundred and fifty thousand dollars (\$150,000) of CDBG funds will be utilized towards the debt service of the WA Foster Center. \$50,000 for the development of a universally accessible playground.
<b>4</b>	<b>Project Name</b>	<b>Public Services</b>
	<b>Target Area</b>	Goldsboro Scattered Site Areas

	<b>Goals Supported</b>	Public Services Economic Development
	<b>Needs Addressed</b>	Affordable Housing: Community Development Public Services Homelessness and Special Needs
	<b>Funding</b>	CDBG: \$105,008 - \$52,347 FY21-22, \$52,661 FY20-21
	<b>Description</b>	The City of Goldsboro annually sets aside a portion (15%) of its Community Development Block Grant entitlement to fund public service activities provided by local community-based organizations and/or non-profits for the benefit of low-to-moderate income residents. Eligible activities include, but not limited to youth services, employment, crime prevention, child-care, health services, housing counseling, and services for battered and abused spouses. FY20-21 funds were not awarded due to pandemic related delays in receiving HUD funds.
	<b>Target Date</b>	June 30, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 clients or members of supported community-based organizations
	<b>Location Description</b>	Citywide Goldsboro
	<b>Planned Activities</b>	Public Services has been allocated \$53,247 of FY21-22 CDBG funds and \$52,661 of FY20-21 funds to strengthen communities by addressing the needs of specific populations through funding projects or programs by non-profit organizations or for-profit corporations that meet CDBG program national objectives as identified by HUD and benefit LMI residents of the City. Subrecipients will be chosen through an application process.
<b>5</b>	<b>Project Name</b>	<b>CHDO Activity</b>
	<b>Target Area</b>	Goldsboro Scattered Site Areas
	<b>Goals Supported</b>	Homebuyer Assistance CHDO Activity
	<b>Needs Addressed</b>	Affordable Housing Homelessness and Special Needs
	<b>Funding</b>	HOME: \$75,084 - \$37,611 FY21-22, \$35,553 FY20-21

	<b>Description</b>	Community Housing Development Organizations (CHDO) are nonprofit organizations whose purpose is to provide decent and affordable housing for low-to-moderate-income individuals and/or families. The City is required to set aside a minimum of (15%) of its HOME funds for CHDO activities that focus on housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing. FY20-21 funds were not awarded due to pandemic related delays in receiving HUD funds.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six (6) homebuyers
	<b>Location Description</b>	Citywide Goldsboro
	<b>Planned Activities</b>	Community Housing Development Organizations (CHDO) has been allocated 15% of FY 21-22 and FY20-21 HOME entitlement funds.
6	<b>Project Name</b>	<b>Economic Development</b>
	<b>Target Area</b>	Goldsboro Scattered Site Areas
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$30,000 FY20-21
	<b>Description</b>	There are many benefits of work-based learning for the student and the employer. Students use internships to determine if they have an interest in a particular career, to create a network and to gain valuable work experience. From an employer perspective, the commitment to hire one youth creates an opportunity to prepare and train future employees, improve employee retention and increase employer visibility in education.
	<b>Target Date</b>	June 30, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16
	<b>Location Description</b>	Citywide Goldsboro

	<b>Planned Activities</b>	Economic Development has been allocated \$30,000 of FY 20-21 CDBG funds to support the City of Goldsboro Summer Youth Employment Initiative Program (SYEI) during the summer of 2022. As part of the SYEI program, youth employees will work for six weeks within one of two designated track sessions for sixteen (16) hours per week. They will also participate in soft skills trainings and excursions for four hours per week. The City will allocate from General Funds an amount yet to be determined to assist with the funding of the program this summer.
	<b>Project Name</b>	<b>CDBG &amp; HOME Program Admin</b>
	<b>Target Area</b>	Goldsboro Scattered Site Areas
	<b>Goals Supported</b>	Homeowner Rehabilitation Homebuyer Assistance Public Facilities & Improvements Public Services CHDO Activity Economic Development Affordable Housing Pandemic Recovery
	<b>Needs Addressed</b>	Affordable Housing Community Development Public Services Revitalization Strategy Elimination of Environmental Hazards Homelessness and Special Needs
	<b>Funding</b>	CDBG: \$69,796 HOME: \$25,074 CDBG-CV: \$44,150
	<b>Description</b>	Administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration. City staff are responsible for ensuring program implementation in compliance with national objectives of HUD programs as well as adherence to state and local requirements.
	<b>Target Date</b>	June 30, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,500 LMI residents of Goldsboro and surrounding communities living in assisted housing, participating in supported activities and visiting funded public facilities.

	<b>Location Description</b>	Citywide Goldsboro
	<b>Planned Activities</b>	<p>The Community Relations Department is responsible for ensuring program implementation in compliance with national objectives of both programs as well as adherence to state and local requirements.</p> <p>Reasonable administrative and planning costs include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• General management, oversight and coordination</li> <li>• Salaries, wages and related costs of the participating jurisdiction's staff</li> <li>• Monitoring progress and compliance with program requirements</li> <li>• Preparing reports and other documents related for submission to HUD</li> <li>• Coordination of audit and monitoring findings resolutions</li> <li>• Evaluation of program results against stated objectives</li> <li>• Travel costs incurred for official business in carrying out the program</li> <li>• Administrative services performed under third party contracts or agreements</li> <li>• Capacity building and training activities for staff and non-profits</li> <li>• Fair housing and activities to affirmatively further fair housing</li> </ul> <p>HUD regulations permit the City to use up to twenty (20) percent of the CDBG grant and up to ten (10) percent of its HOME grant for reasonable administrative and planning costs.</p>

<b>8</b>	<b>Project Name</b>	<b>CDBG-CV (Pandemic Recovery)</b>
	<b>Target Area</b>	Goldsboro Scattered Site Area
	<b>Goals Supported</b>	Mitigation of Impacts of COVID-19
	<b>Needs Addressed</b>	Pandemic Recovery Community Development Public Services Affordable Housing



		Economic Development
	<b>Funding</b>	\$ 176,600
	<b>Description</b>	The City of Goldsboro was awarded a second allocation of Community Development Block Grant - COVID19 (CBDG-CV) to mitigate and address the current and long-term impacts of the COVID19 pandemic on residents and businesses in Goldsboro. These funds will be sub-granted to community nonprofits and agencies based on an application process.
	<b>Target Date</b>	June 30, 2023
	<b>Estimate the number and types of families that will benefit from the proposed activities</b>	Types of persons that will benefit will include LMI persons who have experienced negative impacts to health, housing, and or income due to a pandemic.
	<b>Location Description</b>	Citywide Goldsboro
	<b>Planned Activities</b>	Grants will be made to area agencies and nonprofits doing pandemic recovery work based on an application process. Emphasis will be placed on activities that directly mitigate pandemic impacts.
9	<b>Project Name</b>	<b>Affordable Multifamily Development</b>
	<b>Target Area</b>	Goldsboro Scattered Site Area
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Community Development Affordable Housing Economic Development
	<b>Funding</b>	\$500,000 HOME FY20-21, FY19-20
	<b>Description</b>	Multifamily rental development loan
	<b>Target Date</b>	6/30/22
	<b>Estimate the number and types of families that will benefit from the proposed activities</b>	Eighty-four low and very low-income households will acquire decent, affordable rental housing.
	<b>Location Description</b>	Citywide Goldsboro

	<b>Planned Activities</b>	The City will loan up to \$500,000 of HOME FY19-20 and FY20-21 funds to an approved developer to support the construction of rental units affordable to renters at or below 60% AMI.
<b>10</b>	<b>Project Name</b>	<b>Affordable Single Family Development</b>
	<b>Target Area</b>	Goldsboro Scattered Site Area
	<b>Goals Supported</b>	Affordable Housing Community Development
	<b>Needs Addressed</b>	Pandemic Recovery Community Development Public Services Affordable Housing Economic Development
	<b>Funding</b>	\$250,000 HOME - \$185,000 FY21-22, \$65,000 FY18-19
	<b>Description</b>	Loan to housing developer
	<b>Target Date</b>	6/30/21
	<b>Estimate the number and types of families that will benefit from the proposed activities</b>	At least five (5) LMI households will purchase affordable homes.
	<b>Location Description</b>	Citywide Goldsboro
	<b>Planned Activities</b>	The City will publish an RFP for interested for-profit and non-profit developers to construct or substantially rehab at least five homes affordable to purchasers at or below 80% AMI.

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

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

Incorporated in 1847, the City of Goldsboro is the largest municipality in Wayne County with a land area of approximately 27.2 square miles and an estimated 2019 population of 34,186 according to U.S. Census Bureau. In an effort to develop viable urban communities, provide decent affordable housing, suitable living environment, and expand economic opportunities to low-to-moderate income (LMI) households, the City's CDBG and HOME funds will be directed to assist LMI residents citywide. This strategy will enable the City to geographically disburse CDBG and HOME funds to census tracts and block groups, where low-to-moderate income (LMI) households are 51% or more of the population and there are concentrations of minorities. However, eligible persons from all racial, ethnic, and gender groups are given the opportunity to apply and receive funding if their households' earnings meet eligibility criteria for the City's CDBG and HOME- funded projects. African-Americans are the predominant minority population within Goldsboro. It should be noted that a high concentration of minority households are located south of Ash Street and west of Seymour Johnson Air Force Base; the northwest portion of the City bordered by Ash Street, Highway 117, and US Highway 70 Bypass; and Census Tracts 14, 15, 18, and 20.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Goldsboro Scattered Site Areas	70
LMA Census Tracts	30

**Table 8 - Geographic Distribution**

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

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

segregation.

### **Discussion**

No further discussion.

## Affordable Housing

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

#### Introduction

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

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

One Year Goals for the Number of Households Supported	
Homeless	25
Non-Homeless	40
Special-Needs	3
Total	68

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	89
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	99

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

#### Discussion

All housing funds administered by the City in the FY21-22 Program Year will support housing production for residents at or below 80% AMI. HOME funds loaned in support of rental housing will target residents at 60% or lower AMI. Production of new units anticipates construction of 84 multifamily rental units and 5 single family units.

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

### **Introduction**

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

Most of the housing units under management by the Housing Authority of the City of Goldsboro are Public Housing Units versus Housing Choice Vouchers. Eastern Carolina Regional Housing Authority is among the 45% of North Carolina Housing Authorities that only offer public housing.

### **Actions planned during the next year to address the needs for public housing and the needs of public housing residents**

The City of Goldsboro does not manage public housing units; however, a large portion of Wayne County’s inventory is located within the City limits. The City has two public housing agencies responsible for this function: Housing Authority of the City of Goldsboro and Eastern Carolina Regional Housing Authority. Both public housing authorities receive federal funding for their housing activities, projects, and funds to modernize and repair their public housing units. The City is committed to coordinating and optimizing the efforts of the public housing authorities within this 2021-2022 Action Plan year.

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

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

housing residents, to improve their independence.

The City of Goldsboro actively encourages the cooperation of regional and local public and private agencies/parties by providing resources, technical assistance, and venues through which the exchange of ideas promoted positive community outcomes. In continuing this ongoing effort, the City will coordinate and to optimize the efforts of the public housing authorities that are participating in the implementation of the City's five-year strategy and/or Annual Action Plan:

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

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

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

**Discussion**

No further discussion.

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

### **Introduction**

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

### **Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including**

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

Eastpointe LME is the lead agency for the Continuum of Care, the Down East Coalition to Eliminate Homelessness, and serves the Goldsboro/Wayne County area as well as Lenoir, Sampson, and Duplin Counties. Since 2010, the City has been an active member of the coalition with the Community Relations Director as the City's liaison to the Continuum of Care Task Force. During the 2021-2022 program year, the City of Goldsboro intends to take the following actions to assist with ending chronic homelessness and special needs populations:

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

The CoC is the primary means of reaching out to homeless persons and assessing their individual needs. The CoC does this through the Annual Point-In-Time (PIT) survey and outreach efforts throughout the community and agencies, which include organizations such as Housing Authority, Wayne Community College, Fordham House shelter, and Salvation Army to name a few.

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

The supportive services needs of homeless persons are currently addressed by the CoC partnering agencies. The Continuum of Care (CoC) Down East Coalition to Eliminate Homelessness 10-Year Plan to



End Homelessness identifies the following strategies to address the emergency and transitional housing needs of homeless persons:

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

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

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

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

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

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

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

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

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

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

- Make CDBG Public Services and CDBG-CV pandemic recovery grants to community-based organizations that serve homeless persons and persons at risk of homelessness.

## **Discussion**

The City of Goldsboro does not receive HOPWA funds.

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

### **Introduction:**

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

### **Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City expects to continue the following strategies over the course of the 2021-2022 Annual Action Plan:

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

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

The Community Relations Department will continue to work with the Planning Department to develop and implement interventions; to include but not limited to include, regulation of density, lot sizes,

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

As part of the certification to affirmatively further fair housing, HUD requires the City to conduct an analysis of impediments to fair housing choice within its jurisdiction and take appropriate actions to overcome the effects of any impediments identified through that analysis. The current Analysis of Impediments (AI) was completed in the Fall of 2015. The City will have a completed AI before the end of the current fiscal year.

**Discussion:**

No further discussion.

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

### **Introduction:**

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

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

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

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

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

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

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

The City will also provide \$37,611 in CHDO set-aside HOME funds to designated CHDOs to construct, sell, and/or rent affordable housing units to LMI households. These funds may be combined with additional available HOME funds as projects warrant. The City will utilize a total of \$60,000 in HOME funds to provide direct-subsidy assistance in the form of zero percent deferred second mortgages towards down

payment and closing cost for at least three (3) eligible homebuyers for principal reduction to increase buyer's affordability to purchase a home.

The City will also identify and qualify for-profit and nonprofit affordable housing developers to which it will make loans or grants, as appropriate, to support development of quality housing affordable for LMI households.

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

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

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

### **Notification**

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

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

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

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

any lead hazard evaluation or reduction work.

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

**Wayne County Environmental Health Department** - A primary health care provider for the City's low-income residents, the Environmental Health Department screens low-income children who have symptoms of lead poisoning through the North Carolina Healthy Homes and Lead Poisoning Prevention Program. Services provided through this program include education, screening and treatment for lead poisoning.

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

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

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

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

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

The City of Goldsboro will continue to seek opportunities to partner with other agencies and non-profit organizations to overcome the gaps in service delivery. The City will also seek funding to provide housing solutions to reduce the number of homeless.

- Provide an interdepartmental plan for housing, economic development, and social services that will inform the anti-poverty strategy.
- Facilitate greater efficiency in the use of resources through collaboration and coordination

among departments and agencies

- Encourage information dissemination regarding projects and programs.

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

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

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

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

### **Discussion:**

No further discussion.



## Program Specific Requirements

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

#### Introduction:

This section of the Annual Action Plan addresses the program specific requirements for the Annual Action Plan.

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

One hundred percent of CDBG funds in the 2021-2022 Annual Action plan will be used to benefit LMI persons.

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

1. Description of other forms of investment being used beyond those identified in Section 92.205:

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

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:

Example: a homebuyer receives \$20,000 in HOME direct-subsidy assistance to purchase a home with an initial purchase price that does not exceed 95 percent of the median purchase price for the area. The total HOME direct-subsidy of \$20,000 would require a 10-year period of affordability. If the homebuyer sells the housing unit year 5 of the 10-year period of affordability, then the City would forgive 50 percent of the HOME direct-subsidy and recapture 50 percent of the HOME direct-subsidy, which is \$10,000 of the \$20,000 HOME Investment, assuming that there are sufficient net proceeds available. If, however, the net proceeds are insufficient to repay both the HOME direct-subsidy assistance and the Homebuyer's investment, the City will recapture the net proceeds less the Homebuyer's investment. HUD defines the net proceeds as the sales price minus the loan repayments and closing costs. Under no circumstances will the City of Goldsboro recapture more than is available from the net proceeds of the sale. During the recapture restriction period, the original homebuyer will be entitled to any increase in value that remains after all debts are repaid, including the Homebuyer Assistance program deferred second mortgage loan, with the following provisions to be incorporated into the Grant Agreement, Promissory Note and Deed of Trust.

1. **Period of Affordability under Recapture Provision:** The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enables the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The City of Goldsboro will not require the original HOME-assisted homebuyer to sell the housing unit to another low-income

homebuyer. The homebuyer can sell the property to any willing buyer during the period of affordability, with the understanding that the City's recapture provisions will be enforced.

2. **Repayment:** Repayment of the deferred second mortgage loan is on a pro rata reduction basis, 20 percent annually for a deferred loan less than \$15,000 and 10 percent annually for deferred loans \$15,000-\$40,000, if the homeowner owns and occupies the house as the primary residence for the required affordability period. Forgiveness of the full amount of assistance will only occur if the homeowner occupies and retains the property for the full affordability period. No interest shall accumulate on this loan during the affordability period.

If recapture is triggered and there are insufficient net proceeds available at sale to recapture the full pro rata amount due, the City of Goldsboro will not be required to repay the difference between the prorated direct HOME subsidy due and the amount the City is able to recapture from available from net proceeds.

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:

Only the Recapture Option is used (see narrative, above). In the event that it is determined to be appropriate to use the Resale Option, the City will submit proposed resale terms consistent with the HOME regulations to the local HUD Office and seek authorization to proceed.

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:

If the homeowner refinances the property during the affordability period, which involves a cash/equity out payment this will trigger a repayment. The repayment will be the total amount received through the program as a deferred second mortgage loan minus any payments made or pro rate reduction amount applied during the affordability period. Refinance subordination will only be considered if the refinance results in a reduction of the loan term and/or the lowering of the current interest rate on the first mortgage. In the event of foreclosure by the first mortgage lender, the affordability period will be suspended and will not be binding on that lender. The affordability restrictions shall be revived according to the original terms if, during the affordability period the owner of record before the termination event, or any entity that includes the former owner or those with whom the former owner has or had family or business ties obtains and ownership interest in the property.

**Monitoring:** The City of Goldsboro 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 Department 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.

## Attachments

## Citizen Participation Comments March 25, 2021

- Comment from Carl Martin
  - More allocation of funds which are on the Top Priorities list. Those that are at the top of the list as opposed to those on the bottom of the list. Substantial funds have been spent on public facilities as opposed to public housing. The amount that was spent on public housing was minimal.
  - Not much progress is being made in regard to poverty, unemployment, etc. although the population is increasing.
  - Another concern is getting public participation. Getting those involved. Especially those who are in the Low to Median Area Income groups. Want to make sure their voices are heard and incorporated.
  - Also adding more people to the Commission? who are in the LMI group.
  - Would like to hear more Community Relations Commission conversations on Community Development as opposed to Community Relations.
- Comment from Dr. David Craig
  - The City needed to have a Community Needs Assessment done. They have never had it done. Starting last year there was an increased focus on a fair housing analysis.
    - It is not simply about housing; it is a community needs assessment.
    - In regard to this, the city is still an entitled city and they are always going to get this money. The “plan” is already done behind closed doors, and this is not necessarily taken into consideration. It would take something really gross/illegal for them to actually consider these public comments, etc.
  - In terms of a rollover from the HOME funds, they did not have a plan for the HOME funds.
    - They did not have a plan to use the money despite the poverty.
  - There are people in City Government who have chosen to allow homes to go into disrepair as opposed to fix it.
    - It is the same people doing the same things.
  - In regard to OZs, there has been more of a focus on real estate interest and property interest as opposed to developing an economic plan to lift our people in the city. If we have a better economic state, people can improve their homes.
  - Not enough development for people to move to the city.
  - Problems of administering of CDBG and HOME funds
    - Appears that some people thought they were getting more bang for their buck by combining the community relations and community development director position.
    - The problem is that these grants include funds for administering the program, but by combining it you are doubling the work for 1 person, thus creating too much work for one person to handle.
- Comments from Matthew Whittle
  - Need for a Master Plan to address issues of affordable housing and equitable economic development. That is needed as a whole in addition to a ConPlan.

- Also, a good opportunity to see where money is being sent. As the city is beginning to look at water and sewer needs and raising those rates, maybe some of these funds may be better suited to address that.
- Transportation is also an issue discussed multiple times; how to do better with public transit and can these funds be used to improve that. Or are there any other ways for creative partnerships? Look at Wilson's model.
- Disappointed that there wasn't money spent on Urgent Repair funds for this upcoming year.
  - There are needs for these funds to be used. Bring in NC Housing for the future.
- Large need for home repair, homeowner and landlord owned. Ever growing need for those repairs.

## Newspaper Advertisements



**Commission on Community Relations and Development**

April 13, 2021 - 6:00 pm

**AGENDA**

- I. CALL TO ORDER – Chair
- II. Invocation - Volunteer
- III. Roll Call – Felecia Williams, Staff Liaison
- IV. Old Business
  - A. Approval of meeting minutes (December 8, 2020)
  - B. Approval of retreat minutes (March 9, 2021)
- V. New Business
  - A. 2021-2022 Annual Action Plan/ Public Hearing (\*Facilitated by Lea Henry/Two Rivers Development Partners, LLC)
  - B. Economic Development Subcommittee Report (Sub. Chair)
  - C. Housing Subcommittee Report (Subcommittee Chair)
  - D. Community Relations Subcommittee Report (Subcommittee Chair)
- VI. Adjournment - Chair

**Next Meeting:**

**May 11, 2021**

File No.: 20-01265-FC01

NOTICE TO PUBLIC  
CITY OF GOLDSBORO2021-2022 ANNUAL  
ACTION PLAN  
HOUSING AND NON-HOUS-  
ING NEEDS PUBLIC MEET-  
ING  
AND  
NOTICE OF DRAFT  
PLAN FOR REVIEW

The public is invited to provide input on housing and non-housing needs in the city of Goldsboro for the FY21-22 Annual Action Plan (AAP) during a virtual public meeting **Thursday, March 25 at 6 p.m.** In response to the COVID-19 pandemic, HUD provides that a grantee may conduct virtual public hearings to fulfill applicable public hearing requirements related to plans for the use of Community Development Block Grant (CDBG), HOME Partnership Program (HOME), and Community Development Block Grant Coronavirus (CDBG-CV) funds. Participants will be able to participate via telephone or Zoom.

Notice is hereby given that a virtual housing and non-housing needs public meeting is scheduled for **Thursday, March 25 at 6 p.m.** The purpose of this housing and non-housing needs public meeting will be to meet with interested citizens, agencies, groups and organizations who wish to discuss and express their concerns and ideas with regard to housing and non-housing needs of Goldsboro's low and moderate-income persons and families, as it pertains to the City of Goldsboro Annual Action Plan (AAP) for fiscal year 2021-2022 under the Consolidated Plan requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs. This meeting will also fulfill applicable public hearing requirements related to amending the existing CDBG-CV Action Plan. A draft of the AAP will be made available for a 30-day public comment period on or about April 5, 2021.

Date of Public Meeting:  
Thursday, March 25, 2021  
Time: 6:00 PM

Zoom Link:  
<https://us02web.zoom.us/j/86506510432?pwd=RFMxNGxNQXhscHJaYTZFUktxQzdxdU09>

Meeting ID: 865 0651 0432,  
Passcode: 674938  
Phone: (929) 205 6099, Meet-  
ing ID: 865 0651 0432,  
Passcode: 674938

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/>

The City of Goldsboro places strong emphasis on utilizing citizen participation to develop its final version of the Annual Action Plan, which will allow the citizens, community partners, and the City to create a unified comprehensive strategy for meeting the housing and/or non-housing needs of low and moderate-income persons and families within the City limits.

The Annual Action Plan (AAP) is a strategic document used by the City to provide detailed information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income

persons and families in the City of Goldsboro. The City anticipates FY 2021-2022 allocations to be **\$328,479** in the Community Development Block Grant Program (CDBG) and **\$214,732** in the Home Investment Partnership Program (HOME). Additionally, the City will have available approximately **\$62,410** in prior year CDBG funds and **\$338,815** in prior year HOME funds (prior year balances as of March 2, 2021). The City has also received an additional allocation of CDBG-CV in the amount of **\$220,749**.

The City of Goldsboro's draft of the Annual Action Plan will be made available for public review and comment from April 5, 2021 through May 7, 2021 at 5:00 p.m. Copies will be placed at public access sites such as the desk of the City Receptionist and the office of the City Clerk, both at the City Hall Annex, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Goldsboro Housing Authority, 1729 Edgerton Street; and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov).

If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least four business days prior to the meeting by calling (919) 580-4330. Anyone who is unable to attend these meetings but would like to receive additional information or provide input toward the 2019-2020 Annual Action Plan may visit the Community Relations Department, 214 North Center Street, Goldsboro, NC, 27530, or email [Cjohnson@goldsboronc.gov](mailto:Cjohnson@goldsboronc.gov). The Community Relations staff can be reached by phone at (919) 580-4359 between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Randy Guthrie  
Assistant City Manager



**NOTICE TO PUBLIC  
CITY OF GOLDSBORO**

**2021-2022 ANNUAL ACTION  
PLAN  
HOUSING AND NON-HOUSING  
NEEDS PUBLIC MEETING  
AND  
NOTICE OF DRAFT PLAN FOR  
REVIEW**

The public is invited to provide input on housing and non-housing needs in the city of Goldsboro for the FY21-22 Annual Action Plan (AAP) during a virtual public meeting **Tuesday, April 13 at 6 p.m.** In response to the COVID-19 pandemic, HUD provides that a grantee may conduct virtual public hearings to fulfill applicable public hearing requirements related to plans for the use of Community Development Block Grant (CDBG), HOME Partnership Program (HOME), and Community Development Block Grant Coronavirus (CDBG-CV) funds. Participants will be able to participate via telephone or Zoom.

Notice is hereby given that a virtual housing and non-housing needs public meeting is scheduled for **Tuesday, April 13 at 6 p.m.** during the regularly scheduled meeting of the City of Goldsboro Commission on Community Relations and Development. The purpose of this housing and non-housing needs public meeting will be to meet with interested citizens, agencies, groups and organizations who wish to discuss and express their concerns and ideas with regard to housing and non-housing needs of Goldsboro's low and moderate-income persons and families, as it pertains to the City of Goldsboro Annual Action Plan (AAP) for fiscal year 2021-2022 under the Consolidated Plan requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs. This meeting will also fulfill applicable public hearing requirements related to amending the existing CDBG-CV Action Plan. A draft of the AAP will be made available for a 30-day public comment period on or about April 5, 2021.

**Date of Public Meeting: Tuesday,  
April 13, 2021  
Time: 6:00 PM - CCRD Committee  
Meeting  
Location: Large Conference  
Room, City Hall Addition, 200  
North Center Street  
Zoom Link: [https://us02web.  
zoom.us/j/85670951847?pwd=c  
MktSUZlSkhJU2plc2ZDWU8w  
ZjJlOZz09](https://us02web.zoom.us/j/85670951847?pwd=cMktSUZlSkhJU2plc2ZDWU8wZjJlOZz09)**

**Call-In Number: (301) 715 8592  
Meeting ID: 856 7095 1847  
Passcode: 593074**

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/>

The City of Goldsboro places strong emphasis on utilizing citizen participation to develop its final version of the Annual Action Plan, which will allow the citizens, community partners, and the City to create a unified comprehensive strategy for meeting the housing and/or non-housing needs of low and moderate-income persons and families within the City limits.

The Annual Action Plan (AAP) is a strategic document used by the City to provide detailed information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income persons and families in the City of Goldsboro. The City anticipates FY 2021-2022 allocations to be **\$348,980** in the Community Development Block Grant Program (CDBG) and **\$250,738** in the Home Investment Partnership Program (HOME). Additionally, the City will have available approximately **\$62,410** in prior year CDBG funds and **\$338,815** in prior year HOME funds (prior year balances as of March 2, 2021). The City has also received an additional allocation of CDBG-CV in the amount of **\$220,749**.

The City of Goldsboro's draft of the Annual Action Plan will be made available for public review and comment from April 5, 2021 through May 7, 2021 at 5:00 p.m. Copies will be placed at public access sites such as the desk of the City Receptionist and the office of the City Clerk, both at the City Hall Annex, 200 North Center Street; the Community Relations Office at City Hall, 214 North Center Street; the Wayne County Public Library, 1001 East Ash Street; the Goldsboro Housing Authority, 1729 Edgerton Street; and on the City's website at [www.goldsboronc.gov](http://www.goldsboronc.gov).

If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least four business days prior to the meeting by calling (919) 580-4330. Anyone who is unable to attend these meetings but would like to receive additional information or provide input toward the 2019-2020 Annual Action Plan may visit the Community Relations Department, 214 North Center Street,

Goldsboro, NC, 27530, or email [Cjohnson@goldsboronc.gov](mailto:Cjohnson@goldsboronc.gov). The Community Relations staff can be reached by phone at (919) 580-4359 between the hours of 8 a.m. and 5 p.m., Monday through Friday.

**Randy Guthrie**  
Assistant City Manager

Published April 20, 2021

0900 LEGALS



**NOTICE TO PUBLIC  
CITY OF GOLDSBORO**

**2021-2022  
ANNUAL ACTION PLAN  
HOUSING AND  
NON-HOUSING NEEDS  
PUBLIC HEARING  
AND  
NOTICE OF DRAFT PLAN  
FOR REVIEW**

The public is invited to provide input on housing and non-housing needs in the city of Goldsboro for the FY21-22 Annual Action Plan (AAP) during a public hearing conducted during the regularly scheduled Goldsboro City Council meeting on **Monday, May 3 at 7 p.m.** This will be the last public hearing related to plans for the use of Community Development Block Grant (CDBG), HOME Partnership Program (HOME), and Community Development Block Grant Coronavirus (CDBG-CV) funds in the 2021-2022 program year. This hearing will be held in person.

Notice is hereby given that a housing and non-housing needs public hearing is scheduled for **Monday, May 3 at 7 p.m.** during the regularly scheduled meeting of the City Council of the City of Goldsboro. The purpose of this housing and non-housing needs public hearing will be to provide interested citizens, agencies, groups and organizations the opportunity to express their concerns and ideas with regard to housing and non-housing needs of Goldsboro's low and moderate-income persons and families, as it pertains to the City of Goldsboro Annual Action Plan (AAP) for fiscal year 2021-2022 under the Consolidated Plan requirements for the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs. This meeting will also fulfill applicable public hearing requirements related to amending the existing CDBG-CV Action Plan.

**Date of Public Hearing:**  
**Monday, May 3, 2021**  
**Time: 7:00 PM – Goldsboro**  
**City Council Meeting**  
**Place: Council Chambers,**  
**City of Goldsboro, 214 N.**  
**Center Street, Goldsboro, NC**  
**27530**

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/>.

The City of Goldsboro places strong emphasis on utilizing citizen participation to develop its final version of the Annual Action Plan, which will allow the citizens, community partners, and the City to create a unified comprehensive strategy for meeting the housing and/or non-housing needs of low and moderate-income persons and families within the City limits.

The Annual Action Plan (AAP) is a strategic document used by the City to provide detailed information of proposed activities and/or projects that will maximize the benefits of federal CDBG and HOME funds to low and moderate-income persons and families in the City of Goldsboro. The City anticipates FY 2021-2022 allocations to be **\$348,980** in the Community Development Block Grant Program (CDBG) and **\$250,738** in the Home Investment Partnership Program (HOME). Additionally, the City will have available approximately **\$62,410** in prior year CDBG funds and **\$338,815** in prior year HOME funds (prior year balances as of March 2, 2021). The City has also received an additional allocation of CDBG-CV in the amount of **\$220,749**.

The City of Goldsboro's draft of the Annual Action Plan is available for public review and com-

0900 LEGALS

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If you require a language interpreter, please contact the City Manager's Office, City Hall Annex, at least four business days prior to the meeting by calling (919) 580-4330. Anyone who is unable to attend these meetings but would like to receive additional information or provide input toward the 2021-2022 Annual Action Plan may visit the Community Relations Department, 214 North Center Street, Goldsboro, NC, 27530, or email [FDWilliams@goldsboronc.gov](mailto:FDWilliams@goldsboronc.gov). The Community Relations staff can be reached by phone at (919) 580-4360 between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Randy Guthrie  
Assistant City Manager

# Legal Aid of North Carolina, Inc.

## Wilson Office

208 East Goldsboro Street • P.O. Box 2684 • Wilson, NC 27894-2684  
Phone: 252.291.6851 • 1.800.682.7902 • Fax: 252.291.6407

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

Yolanda L. Taylor, Esq.  
Managing Attorney

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

February 19, 2021

Randy Guthrie, Assistant City Manager  
Office of the City Manager  
P.O. Drawer A  
Goldsboro, NC 27530

### **RE: Follow-up with the City of Goldsboro: Next Steps for the City's FY 20-24 Consolidated Plan, FY 20-21 Annual Action Plan and Analysis of Impediments to Fair Housing**

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

LANC is writing to request an update on the City's next steps associated with the implementation of its FY 20-24 Consolidated Plan ("Con Plan"), FY 20-21 Annual Action Plan ("AAP") and Analysis of Impediments to Fair Housing ("AI").

#### **Timeline of Events & Background Information:**

In 2020, the City of Goldsboro conducted its FY 20-24 Con Plan and FY 20-21 AAP processes. On June 25, 2020, LANC submitted written comments on behalf of WAYne Forward to Ms. Shycole Simpson-Carter regarding the Con Plan and AAP emphasizing the inclusion of various community concerns, including but not limited to: insufficient housing stock meeting the minimum housing code; disparities in access to access affordable housing by certain demographics, gaps in assessing the needs of the homeless; and the lack of a city wide affordable housing plan ( *see Appendix A for letter*). The City's final Con Plan and AAP were presented to the City Council on July 7, 2020.

Ms. Simpson-Carter provided a formal response to WAYne Forward on July 10, 2020 (see *Appendix B for letter*). Based on this response, LANC submitted a subsequent letter to the City on September 1, 2020 to request additional information, and to further discuss and collaborate with the City on housing and community development (see *Appendix C for letter*). On September 3, 2020, Ms. Simpson-Carter responded to LANC's written comments (see *Appendix D for letter*).

On October 20, 2020, the City and its consultant, UNCG Center for Housing and Community Studies, held a community stakeholder interview with LANC and WAYne Forward to discuss impediments to fair housing choice and community needs as part of the AI process. Since this meeting, LANC has not received an update from the City regarding the status of the AI process. We realize the AI process may have been delayed by Ms. Simpson-Carter's resignation.

**Request for Updates:**

On behalf of WAYne Forward, LANC requests an update on the following matters:

- (1) What is the status of the City's AI process and what are the next steps?
- (2) What are the next steps for implementing the City's goals in the FY 20-21 AAP and FY 20-24 Con Plan?
- (3) What deadlines has HUD communicated to the City concerning the implementation of its FY 20-24 Con Plan and FY 20-21 AAP? If the City was provided with an extension from HUD, then please provide information regarding this extension.
- (4) If there is no extension from HUD, then is the City on track to meeting HUD deadlines associated with the Con Plan and AAP? If not, are there any issues preventing the City from meeting the required HUD deadlines?
- (5) Is there an update on the City's financial audit and its potential impact on HUD funds?
- (6) Does the City have access to HUD's system and is the City able initiate new projects yet?

We appreciate the opportunity to share this letter 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, Annual Action Plan and the Analysis of Impediments to Fair Housing.

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

*Matthew Whittle*

---

Matthew Whittle, Co-Advocate of WAYne Forward, Facilitator of WAYne Forward's Affordable Housing Work Group

cc. Tim Salmon, City Manager



March 29, 2021

Fr: Ms. LaWanda Gardner

Phone # (919) 648-9659

Email: [lawanda\\_g@ymail.com](mailto:lawanda_g@ymail.com)

[lawanda785@gmail.com](mailto:lawanda785@gmail.com)

Attention: To All parties concerning homeownership through City of Goldsboro, NC's Con Plan, AAP and HUD programs.

On February 6, 2016, I repeat, on February 6, 2016, I reached out to then Director of Community Development Division of the City of Goldsboro, Mrs. Shycole Simpson-Carter. At that time, I was inquiring after doing research on a house @ 1103 North George. She informed me that it was owned by the city and at that time I would have to take the first-time buyers, and credit counseling classes. Due to how they were given, I was unable to complete until May 27, 2017. My Counselor's name; Mrs. Cherry Hill Client, Service Director; Mrs. Amy Kemp.

Upon completion of these classes I started calling Mrs. Simpson-Carter and emailing her on a regular basis. I knew the vandals in the neighborhood, had started breaking in and to my surprise, started tearing up and taking out various metals. On one occasion I came downtown to see Mrs. Simpson-Carter, in July 2017, she informed me that the city attorney's office was still involved and that it had not been released to her department. I waited 30 days, she told me the same thing, but this time I went to the City Attorney's office to see how long of a process that would be. At that time Mr. Womble was the City Attorney, meet him and he informed me all had been done and it was up to Mrs. Simpson-Carter. When I went back to the Community Director's office, Mrs. Cosandra Johnson told me she was in a meeting. I finally got a response from Mrs. Simpson-Carter on November 13, 2017. Now she says, the city will have to advertise to make sure no one else is interested in the property, and it will have to be repaired before any thing can be done. Also, now, I would have to find a lender. During 2018, I started working on some credit issues and working to save money. During the spring of 2019, I came downtown and let Mrs. Johnson know that vandals had taken both screen doors off. The city in turn boarded up the house, but 3 weeks later, someone had taken a board off of a back window and the vandalism has continued. As of now (2 weeks ago), there is probably not a wire in a wall. Most of the windows are broken, and the house reeks of urine. All of this, in my opinion could have easily been avoided and what I have spent in rent could have gone toward homeownership. During the summer of 2019 (I answered the phone, Lo, and Behold it was Mrs. Simpson-Carter informing me that I was next in line for the programs, and that she would be calling me soon with the next step in this process.

2.

Then came the office scandal, involving her and Mr. Antonio Williams. I backed off until it died down. I started calling back around July 13, 2020. From July until August 6, 2020 we played some sort of phone tag until, I showed up downtown. At that time she informed me of the City Council's meeting for approval of the 2020-2021 Con Plan and AAP. Once it was approved, she emailed me and informed me she was waiting on approval from HUD. This happened on August 10, 2020. In November 2020, I was making a weekly call to see what was happening, left a message. Mrs. Johnson calls me back and said "Not to call anymore, they would call me when HUD approval comes for the City". Then I read in the paper that Mrs. Shycole Simpson-Carter resigns last day in position Dec 31, 2020. Here I am still trying to be a HOMEOWNER, SINCE FEBURARY 6, 2016. No one has bided on property nor has it been advertised. I am beginning to agree with Dr. David Craig. Part of the problem for us low income recipients is the Community Development's propaganda, rhetoric, or the inability to get the job done. Which either case we are suffering, but that's all you hear "we can help, until you get in that position"? Could someone please be a doer of their word, because at the end of the day, IT IS ALL YOU HAVE!!! Thank You for reading my plight, and hopefully this year it is over. May you All Be Blessed.

These are the calls made to Mrs. Shycole Simpson-Carter: June 15, 16, 17(3), 18, 22, 26; July 13(3), 14; Aug 6, 10. All made in 2020. On November 13, 2017 I received and still have a voicemail from her.

Respectfully,

Ms. LaWanda Gardner

(919) 648-9659

[lawanda\\_g@ymail.com](mailto:lawanda_g@ymail.com)

lawanda785@gmail.com



**From:** Michele Wiggins <[mwiggins@hacg.org](mailto:mwiggins@hacg.org)>  
**Date:** April 12, 2021 at 11:25:54 PM EDT  
**To:** Randy Guthrie <[CRGuthrie@goldsboronc.gov](mailto:CRGuthrie@goldsboronc.gov)>, "Felecia D. Williams" <[FDWilliams@goldsboronc.gov](mailto:FDWilliams@goldsboronc.gov)>  
**Cc:** Anthony Goodson Jr <[agoodson@hacg.org](mailto:agoodson@hacg.org)>  
**Subject:** Comments - CITY'S ANNUAL ACTION PLAN-FY21-22

**CAUTION:** External Email. Be careful when clicking links or opening attachments.

Dear Mr. Guthrie and Ms. Williams,

Please find below comments requested upon review of the City's draft Annual Action Plan for FY21-22. We have also confirmed that the draft plan was placed in our Central Office lobby at 700 N. Jefferson Ave. upon delivery.

- Page 2 - #7 Will infrastructure just be identified or also assisted?
- Page 3 and page 15 – HACG's address is 700 N. Jefferson Avenue Goldsboro, NC
- Page 14 – HACG's name is misstated
- Page 14 – Last sentence on the page is unclear
- Page 45 - The following paragraph may be more misleading than informing as it may make it appear that HACG has more public housing than is necessary when we know the need for affordable housing and public housing is greater than the inventory available. HACG currently has a wait list of over 600 people currently. "Comparing the housing assistance distribution of Goldsboro Housing Authority between Public Housing Units (84%) and Section 8 Housing Vouchers (16%) to that of all housing authorities in North Carolina, Goldsboro Housing Authority has a larger proportion of public housing units than the average housing authority. Goldsboro Housing Authority's proportion of Section 8 vouchers under management is larger than the average housing authority in North Carolina. Eastern Carolina Regional Housing Authority is among the 45% of North Carolina Housing Authorities that only offer public housing."
- Page 46 – if would be more helpful to say the following:
  - The City will support the efforts of the Authorities in maintaining the integrity of the public housing inventory to provide safe, decent, and affordable housing opportunities for qualifying residents including partnership for appropriate grant programs such as Choice Neighborhoods.
- Page 50 – while family income and availability of affordable housing are the primary barriers listed for housing opportunities, zoning and planning regulations may also be added here since that is a barrier to the creation and addition of more housing within Goldsboro at present.
- General Note – throughout the document HACG is referred to as "Housing Authority", "Public Housing Authority", GHA, HACG, Goldsboro Housing Authority, and Housing Authority of the City of Goldsboro. Our preference is Housing Authority of the City of Goldsboro and HACG if abbreviated for consistency.
- Page 56 – is it allowable for the data table to be filled out as TBD?

Thank you for the opportunity to provide review and comments. We look forward to future collaboration to increase affordable housing opportunities in Goldsboro.

Sincerely,

Michele Wiggins  
Director of Strategy and Innovation  
Housing Authority of the City of Goldsboro  
700 N. Jefferson Ave.  
Goldsboro, NC 27530  
C: 919-648-3661  
P: 919-735-4226 ext. 1118

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.



Randy Guthrie, Assistant City Manager  
City of Goldsboro  
PO Drawer A  
Goldsboro, NC 27530

**Re: City of Goldsboro Annual Action Plan FY2021-22**

**To: Randy Guthrie, Assistant City Manager**

**Cc: Felicia Williams, Interim Community Relations Director**

Habitat for Humanity of Goldsboro-Wayne offers the following comments regarding the City of Goldsboro's Annual Action Plan FY2021-22 for HUD's HOME & CDBG funds.

- 1) Project 2: Homebuyer Assistance – To be clear, we believe this is a great program and a number of Habitat homeowners have qualified for this assistance over the years. And we applaud the increase in amount from \$30,000 to \$90,000. However, we are concerned that the goal is to serve only 3 homebuyers. We would urge the City to either lower the amount and attempt to spread it out among more homeowners, or allocate more money to this line and keep it at \$30,000 per homebuyer. Either way we believe this program and the community could benefit from improved/increased marketing of this program.
- 2) Project 3: Public Facilities & Improvement – We would encourage the City to review the appropriateness of using these CDBG funds for debt-service on the WA Foster Center. While this was the initial plan for the debt service when the project was approved, we do think this should be revisited regularly to see if this is still the best use of these funds.
- 3) Project 5: CHDO Activity – Habitat Goldsboro-Wayne has traditionally been certified as a CHDO and we hope to continue to be certified and qualify to draw down funding for single family home construction. We would encourage the City to certify all appropriate applicants as CHDOs and make sure there is a bit of competition for these funds to ensure they are being used the best ways possible in Goldsboro. But we also think there should be more funding put into this line – not just the bare minimum – in order to support more community activity at a deeper level. As it stands, the amount budgeted is a small amount in the current building environment.

We also think that the City needs to provide more transparency regarding the Tiffany Gardens project and the funding that is planned to be directed to that low- to moderate-income multi-family affordable housing project. If the project is not going to happen – i.e. if the Council is going to vote against its phases – then this funding should be released to be used by other certified CHDOs on other development projects as soon as possible.

In partnership,

A handwritten signature in black ink, appearing to read "Matthew Whittle", is written over a horizontal line.

Matthew Whittle  
Executive Director

**“BUILDING FOUNDATIONS OF STRENGTH, STABILITY & SELF-RELIANCE  
THROUGH AFFORDABLE SHELTER”**