

**City of Goldsboro North Carolina
Draft Annual Action Plan Posted
April 13, 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 will be published by April 16, 2021 relative to scheduling of a May 4, 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 Goldsboro Housing Authority, 1729 Edgerton Street; and on the City's website at www.goldsboronc.gov.

Comments received at the March 25, 2021 and April 13, 2021 public meetings and the May 4, 2021 public hearing will be incorporated into this 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 March 31, staff has received one comment from a citizen wishing to purchase a City-owned house.

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. 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 will be 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 4, 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.

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

Randy Guthrie, Assistant City Manager, City of Goldsboro
214 N. Center Street, Goldsboro, NC 27530

Phone: (919) 580-4318, Fax: (919) 580-4388, Email: CRguthrie@goldsboronc.gov

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	Agency/Group/Organization	GOLDSBORO HOUSING AUTHORITY
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of the City of Goldsboro (HACG), sometimes referenced as Goldsboro Housing Authority, was consulted through one-on-one meetings and phone conversations. 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	Agency/Group/Organization	HABITAT FOR HUMANITY OF GOLDSBORO-WAYNE
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Non-Profit Faith-Based Organization & CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Market Analysis Anti-poverty Strategy Repair by Neglect Ordinance
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	WAYNE COUNTY
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	WAYNE COUNTY DEVELOPMENT ALLIANCE
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - County Other government - Local Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Opportunity Zones
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	CITY OF GOLDSBORO
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Within City government, the Community Development staff must work closely with the following inter-departments: 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.
7	Agency/Group/Organization	WAYNE COMMUNITY COLLEGE
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Workforce Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	COMMISSION ON COMMUNITY RELATIONS AND DEVELOPMENT
	Agency/Group/Organization Type	Board and Commission of the City of Goldsboro

What section of the Plan was addressed by Consultation?	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
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the Commission on Community Relations and Development meeting scheduled for April 13, 2021, staff will provide 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 will be 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 16, 2021 relative to the scheduling of a May 4, 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 Goldsboro Housing Authority, 1729 Edgerton Street; and on the City's website at www.goldsboronc.gov.

Comments received at the March 25 and April 13, 2021 public meetings and the May 4, 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 nine citizens and three 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 one written public comment pertained to a citizen's desire to purchase a house owned by the city and her frustration with the slowness of the process. 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 4, 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 and \$250,738 in HOME funds. 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 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

DRAFT

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	348,980	0	62,410	411,390	0	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	0	338,815	589,553	0	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 Humanities 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.

DRAFT

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

DRAFT

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
4	Homebuyer Assistance	2021	2022	Affordable Housing Homeless	Goldsboro Scattered Site Areas	Affordable Housing: Homelessness and Special Needs	HOME: \$90,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted
5	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
6	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: \$52,347	Public service activities other than Low/Moderate Income Housing Benefit: 1680 Persons Assisted Homelessness Prevention: 5 Persons Assisted
8	CHDO Activity	2021	2022	Affordable Housing Homeless	Goldsboro Scattered Site Areas	Affordable Housing: Revitalization Strategy (City-wide) Homelessness and Special Needs	HOME: \$432,033	Rental units constructed: 60 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
9	Economic Development	2021	2022	Non-Housing Community Development	Goldsboro Scattered Site Areas	Affordable Housing: Community Development Homelessness and Special Needs	CDBG: \$25,000	Jobs created/retained: 16 Jobs

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation
	Goal Description	<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.</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 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.</p> <p>In addition, to funds from the Essential Single-Family Rehabilitation Loan Pool -Disaster Recovery ("ESFRLP-DR"). This program provides Members with funds via a "loan pool" to assist with the rehabilitation of owner-occupied homes damaged by Hurricane Matthew, Tropical Storms Julia and Hermine. The funds provided by NCHFA come from the North Carolina Housing Trust Fund.</p> <p>The City of Goldsboro was approved to assist with thirteen (13) homes impacted by Hurricane Matthew. The initial set-aside was \$150,000 for at least three houses (up to \$40,000 per house for repairs and \$10,000 per home for City admin. cost) for which we have received. The City will be funded an additional \$150,000 with each request of three (3) homes to NCHFA when the submission of reimbursement is completed. The additional \$130,000 (\$10,000 x 13 approved homes) will be used to improve low-to-moderate income households' quality of life through vital housing and community development activities (direct and indirect costs).</p>

4	Goal Name	Homebuyer Assistance
	Goal Description	<u>Homebuyer Assistance</u> Ninety thousand dollars (\$90,000) will be used to provide at least three eligible low -mod income individuals or families with the pre-disaster fair market value, less any duplication of benefits, as down payment assistance to purchase replacement housing. This gap financing will be provided to households purchasing a more expensive home in Goldsboro, up to the amount by which the new home price exceeds the buy-out purchase amount not to exceed \$25,000.
5	Goal Name	Public Facilities & Improvements
	Goal Description	<u>Public Facilities & Improvements</u> 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).
6	Goal Name	Public Services
	Goal Description	<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><u>Public Services</u> has been allocated \$52,347 of FY21-22 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.</p>
8	Goal Name	CHDO Activity
	Goal Description	<u>Community Housing Development Organizations (CHDO)</u> CHDO Set aside amount is \$37,611. Staff will recommend an additional allocation of HOME Prior Years funds to projects that are owned, developed, or sponsored by a nonprofit that qualifies as a CHDO as defined at 24 CFR §92.2. as a part of the development of this AAP, based on continuing public and stakeholder input. Types of development activities - projects that involved acquisition, rehabilitation, and/or new construction of housing for sale or rent to low-income families.

9	Goal Name	Economic Development
	Goal Description	<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><u>Economic Development</u> has been allocated \$25,000 of CDBG Prior Year funds to support the City of Goldsboro Summer Youth Employment Initiative Program (SYEI) during the summer of 2021. 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 this summer.</p>

DRAFT

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

Table 7 - Project Information

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

The allocation priorities are focused on five (5) goals: affordable housing, self-sufficiency (public services), elimination of environmental hazards, quality of life and neighborhood revitalization. It is important to note that total funding for many of the activities related to quality of life, public services, and special needs assistance 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 10% for CDBG-CV. Just over forty-six (46%) of the total allocation of funding, including both CDBG and HOME sources, is directed to affordable housing activities. Forty-two (42%) is directed toward enhancing the quality of life for people living in low-and moderate-income neighborhoods, primarily through public facilities and urgent repair needs. Twelve (12%) is directed toward addressing the role of self-sufficiency in protecting the condition of the City's neighborhoods. Activities for the administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration is only ten (10%) percent of the total allocation.

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 or decent and safe affordable homes or environments.

DRAFT

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	Homeowner Rehabilitation
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Homeowner Rehabilitation
	Needs Addressed	Affordable Housing: Revitalization Strategy (City-wide) Elimination of Environmental Hazards Homelessness and Special Needs
	Funding	Urgent Repair: \$100,000
	Description	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.
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	10 LMI families
	Location Description	Citywide Goldsboro

	Planned Activities	<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 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. The City of Goldsboro was approved to assist with thirteen (13) homes impacted by Hurricane Matthew. The initial set-aside was \$150,000 for at least three houses (up to \$40,000 per house for repairs and \$10,000 per home for City admin. cost) for which we have received. The City will be funded an additional \$150,000 with each request of three (3) homes to NCHFA when the submission of reimbursement is completed. The additional \$130,000 (\$10,000 x 13 approved homes) will be used to improve low-to-moderate income households' quality of life through vital housing and community development activities (direct and indirect costs).</p>
2	Project Name	Homebuyer Assistance
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Homebuyer Assistance
	Needs Addressed	<p>Affordable Housing: Revitalization Strategy (City-wide) Homelessness and Special Needs</p>
	Funding	HOME: \$90,000

	Description	The City of Goldsboro will use 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 \$30,000 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.
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	3 LMI families
	Location Description	Citywide Goldsboro
	Planned Activities	<p>Homebuyer Assistance has been allocated \$90,000 of FY21-22 HOME funds to provide direct-subsidy assistance to low -mod income individuals and families to become homebuyers and increase the supply of affordable housing. Staff recommends increasing this amount from \$30,000 to \$90,000 to provide at least three eligible low -mod income individuals or families with the pre-disaster fair market value, less any duplication of benefits, as down payment assistance to purchase replacement housing. This gap financing will be provided to households purchasing a more expensive home in Goldsboro, up to the amount by which the new home price exceeds the buy-out purchase amount not to exceed \$25,000.</p> <p>This assistance will be provided directly to the homebuyer or passed through from developer assistance from the City's designated CHDO Habitat for Humanity of Goldsboro-Wayne, Inc. in the form of 0% interest deferred second mortgage loans.</p>
3	Project Name	Public Facilities & Improvements
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Community Development
	Funding	CDBG: \$150,000

	Description	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.
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	To Be Determined
	Location Description	
	Planned Activities	One hundred and fifty thousand dollars (\$150,000) of CDBG funds will be utilized towards the debt service of the WA Foster Center.
4	Project Name	Public Services
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Public Services Economic Development
	Needs Addressed	Affordable Housing: Community Development Public Services Homelessness and Special Needs
	Funding	CDBG: \$52,347
	Description	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.
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Public Services has been allocated \$53,247 of FY21-22 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. Subrecipients will be chosen through an application process.
5	Project Name	CHDO Activity
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Homebuyer Assistance CHDO Activity
	Needs Addressed	Affordable Housing Homelessness and Special Needs
	Funding	HOME: \$37,611
	Description	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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	
	Planned Activities	Community Housing Development Organizations (CHDO) has been allocated 15% of the FY 21-22 HOME entitlement funds.
6	Project Name	Economic Development
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Economic Development
	Needs Addressed	Community Development
	Funding	CDBG: \$25,000

	Description	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. By supporting our youth with a summer job, we are not just helping them, but also investing in the long term future health of our community.
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	16
	Location Description	Citywide Goldsboro
	Planned Activities	Economic Development has been allocated \$25,000 of CDBG funds to support the City of Goldsboro Summer Youth Employment Initiative Program (SYEI) during the summer of 2021. 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.
	Project Name	CDBG & HOME Program Admin
	Target Area	Goldsboro Scattered Site Areas
	Goals Supported	Homeowner Rehabilitation Homebuyer Assistance Public Facilities & Improvements Public Services CHDO Activity Economic Development
	Needs Addressed	Affordable Housing: Community Development Public Services Revitalization Strategy Elimination of Environmental Hazards Homelessness and Special Needs

Funding	CDBG: \$69,796 HOME: \$25,074 CDBG-CV: \$22,075
Description	Administrative costs that are necessary for program planning and management of the CDBG and HOME programs are charged to program administration. The Planning and Community Development Department is responsible for ensuring program implementation in compliance with national objectives of both programs as well as adherence to state and local requirements.
Target Date	June 30, 2022
Estimate the number and type of families that will benefit from the proposed activities	To Be Determined
Location Description	Citywide Goldsboro

DRAFT

	Planned Activities	<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"> • General management, oversight and coordination • Salaries, wages and related costs of the participating jurisdiction's staff • Monitoring progress and compliance with program requirements • Preparing reports and other documents related for submission to HUD • Coordination of audit and monitoring findings resolutions • Evaluation of program results against stated objectives • Travel costs incurred for official business in carrying out the program • Administrative services performed under third party contracts or agreements • Capacity building and training activities for staff and non-profits • Fair housing and activities to affirmatively further fair housing <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>
--	---------------------------	---

8	Project Name	CDBG-CV
	Target Area	Goldsboro Scattered Site Area
	Goals Supported	Mitigation of Impacts of COVID-19
	Needs Addressed	Pandemic Recovery Community Development Public Services Affordable Housing Economic Development
	Funding	\$ 220,750

	Description	The City of Goldsboro was awarded a second allocation of Community Development Block Grant - COVID19 (CBDG) 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.
	Target Date	June 30, 2023
	Estimate the number and types of families that will benefit from the proposed activities	To Be Determined
	Location Description	Citywide Goldsboro
	Planned Activities	To Be Determined

DRAFT

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 2018 population of 34,186 according to U.S. Census. 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

Target Area	Percentage of Funds
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. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas of

Goldsboro that also meet the eligibility requirements for low-and moderate-income benefit.

Discussion

No further discussion.

DRAFT

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 past economic downturn has 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 to be 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
The Production of New Units	20
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	32

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

Discussion

The City's Census Tract 18 along with Census Tract 14, 15, and 19 were designated as Opportunity Zones in 2017. Opportunity Zones, created by Congress as a part of the Tax Cuts and Jobs Act of 2017, are designed to encourage long-term private investments in low-income communities. This program provides a federal tax incentive for taxpayers who reinvest unrealized capital gains into "Opportunity Funds," which are specialized vehicles dedicated to investing in low-income areas called "Opportunity Zones."

AP-60 Public Housing – 91.220(h)

Introduction

The Goldsboro Housing Authority (GHA) 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 GHA and ECRHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development (HUD). Both public housing authorities received funding for their housing activities, projects, and funds to modernize and repair their public housing units. The GHA administers 297 Housing Choice Vouchers (HCV), which allow low-income persons to rent privately owned houses and/or apartments dispersed throughout the community. In addition to public housing and Section 8 programs, the GHA also administers other special housing programs designed to assist specific demographic groups, such as veterans and persons with mental disabilities.

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.

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

It should be noted that the City of Goldsboro does not manage public housing units; however, a large portion of the County's inventory is located within the City limits. The City has two public housing agencies responsible for this function: Goldsboro Housing Authority and Eastern Carolina Regional Housing Authority. Both public housing authorities received 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 cycle.

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

Goldsboro Housing Authority 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 Goldsboro Housing Authority 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 adopted the following initiatives for which the City will coordinate and optimize the efforts of the public housing authorities that participated 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 provide technical assistance to the public housing authorities that apply for grants to continue rental assistance programs that provide decent affordable housing opportunities for the City's low-income residents.

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.

DRAFT

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 jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Eastpointe LME is the lead agency for the Continuum of Care, the Down East Coalition to Eliminate Homelessness, and services the Goldsboro/Wayne county area as well as Lenoir, Sampson, and Duplin counties. Since 2010, the City has been an active member; whereas the Community Relations Director is the City liaison on 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

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 through 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.

Additionally, the City 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.

Additionally, the City 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.

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

The supportive services 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 low-income individuals and families avoid becoming homeless, especially as a result of being discharged from a system of care:

- 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:

- 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.

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 education. While few potential barriers are within the City's control to directly reverse, the City is dedicated to using its resources to counteract the negative effects of such external factors. The objective is to significantly reduce and eliminate barriers to the development of affordable housing.

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

The City expects to continue the following strategies over the course of 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 price of housing. Although, the City cannot 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 have an impact on housing affordability, although less direct.

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

Inspection Department.

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.

DRAFT

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 Action Plan to assist the needs of residents that have traditionally been underserved by existing local social service programs. The activities funded via the 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 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 \$90,000 in HOME funds to provide direct-subsidy assistance in the form of zero percent deferred second mortgages towards down payment and closing cost for four (4) eligible homebuyers for principal reduction to increase buyer's

affordability to purchase a home.

Actions planned to reduce lead-based paint hazards

The City of Goldsboro will 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 work with the Down East Coalition (Eastpointe) to coordinate the efforts to reduce the number of homeless individuals. The City will also seek funding to provide housing solutions to reduce the number of homeless.

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

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

duplication of effort at the local level.

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

The coordination process provides 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.

DRAFT

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	TBD
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
Total Program Income:	TBD

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%

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 trigger; 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:

For 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 Homebuyer assistance 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 a 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.

DRAFT

Attachments

DRAFT

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.

DRAFT

DRAFT

Commission on Community Relations and Development

April 13, 2021

6:00 pm

AGENDA

Revised

- 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)
 - C. Confirmation of Executive officers
- 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**



**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=
mRtSUUVJSkhJU2plc2ZDWU8w
ZjJlOZ09](https://us02web.zoom.us/j/85670951847?pwd=mRtSUUVJSkhJU2plc2ZDWU8wZjJlOZ09)**

**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/](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.

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. 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

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=RfMxNGxNQXhscHJaYTZFUk-txQzdXUT09>

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.

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. 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