

City of Goldsboro



Virtual Public Meeting for Input on Housing & Non-Housing Needs

May 22, 2020



Community Relations Department

Welcome

Agenda:

- ✓ Introduction of the Moderator
- ✓ Roll Call of members from Commission on Community Relations and Development **(3 min)**
- ✓ Review of our HUD-funded programs **(5 min)**
- ✓ Status on Goldsboro's Analysis of Impediments to Fair Housing Choice **(3 min)**
- ✓ Briefing of identified housing and community development needs and proposed goals and projects **(10-15 min)**
- ✓ Discussion – Q&As, comments, suggestions

Meeting Etiquette

To ensure that everyone in attendance has a chance to voice their opinion:

- ✓ Please limit your comments to **2 minutes**. This will give everyone an equal chance to make comments.
- ✓ Comments will be directed to and responded by the Community Relations Director.
- ✓ Please provide your full name before providing your comment.
- ✓ Please do not interrupt or debate others. There are no right or wrong opinions in our discussion today.
- ✓ To be respectful to others, if you have more to say or have very detailed questions, contact us after the meeting either by making an appointment for a in-person meeting, by phone at (919) 580-4318, or by email to ssimpson@goldsboronc.gov.

CDBG and HOME

The following studies are required by all communities receiving Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds:

- ✓ **Consolidated Plan and Action Plan**—ConPlan is a 5-year plan that evaluates housing and community development needs and then guides how funds will be spent over the next five years. Action Plans are annual updates that specify how funds will be spent each year of the ConPlan cycle.
- ✓ **Fair Housing Study**—Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) are conducted once every 5 years and look at disparities in access to housing and economic opportunities for protected classes (race, color, religion, national origin, sex, disability, familial status).

Other HUD funds received and grant funds anticipated along with planned projects are included in the ConPlan. **Plans are developed by:** Data analysis (from local, state, and federal agencies); Other planning efforts in the City; Community Engagements (stakeholder and resident survey, and public meetings and hearings); and Previous information obtain through the course of daily functions or interactions

Analysis of Impediments to Fair Housing Choice (AI)

Goldsboro last AI was completed by ASK Development Solutions and was submitted to HUD December 2014. In December 2019, Goldsboro began the process for securing an qualified firm to complete an AI, to evaluate barriers to housing choice in Goldsboro.

After much consultation, between Goldsboro, HUD, and the interested firms – Goldsboro has selected UNC Greensboro Center for Housing and Community Studies to aid Goldsboro and community stakeholders in developing housing goals that will ultimately increase fair housing choice, build opportunity for all residents, and strengthen communities.

The process for obtaining input from stakeholders and residents began in April through two public surveys, please visit the Community Relations' webpage for more information or to complete these surveys so your input can be counted. The firm will be conducting additional community engagements.

Goldsboro anticipates providing drafted AI to HUD by August 16th.

What will Goldsboro receive in this ConPlan?

Source of Funds	Expected Amount Available Year 1 (FY20-21)	Expected Amount Available Remainder of ConPlan (FY21-24)
Community Development Block Grant (CDBG)	Annual Allocation: \$ 351,137 Program Income: \$ 3,120 Prior Year Resources: \$ <u>180,123</u> Total: \$ 534,380	\$1,369,863
HOME Investment Partnerships (HOME)	Annual Allocation: \$ 237,076 Program Income: \$ 4,048 Prior Year Resources: \$ <u>525,028</u> Total: \$ 766,152	\$1,348,095
Community Development Block Grant–COVID (CDBG-CV)	Annual Allocation: \$ 206,554	\$0
Urgent Repair (URP)	Annual Allocation: \$ 100,000	\$400,000

Top Needs Identified Currently in ConPlan

Four Priority Needs Identified

- (1) Attainable Housing Development & Preservation
- (2) Neighborhood Stabilization
- (3) Non-Housing Community Development
- (4) Equity & Affirmatively Furthering Fair Housing

Top Needs Identified Currently in ConPlan

- 1. Attainable Housing Development & Preservation:** Goldsboro will develop and preserve attainable housing for low-to-moderate income (LMI) individuals and families through activities that will extend the lifespan or increase attainable housing units citywide and local target areas (i.e., acquisition, new construction and/or rehabilitation activities).
- 2. Neighborhood Stabilization:** With the proposed rule changes to CDBG and HOME programs to create flexibilities to incentivize their use in designated Opportunity Zones — Goldsboro will direct and leverage CDBG and HOME funds for preservation and creation of affordable housings and attracting revitalizing investments that can create jobs, business expansion, and new business development within those designated Opportunity Zones.

Top Needs Identified Currently in ConPlan

3. **Non-Housing Community Development:** Goldsboro will provide and expand essential services and improve public infrastructure that support LMI individuals and families (i.e., education, employment and training programs, health services, or public enhancements to name a few).
4. **Equity & Affirmatively Furthering Fair Housing:** Goldsboro desires to work proactively to reduce and mitigate barriers to fair housing choice and to affirmatively further fair housing choice, including fostering equity in neighborhood access to opportunities.

Goals & Proposed Projects Identified in ConPlan

Goldsboro Target Goals

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



Goldsboro Proposed Projects

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

Goals Identified in ConPlan

Goldsboro Target Goals

1) Affirmatively Further Fair Housing Choice

- Funds will be provided to taking meaningful actions to overcome significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

2) Increase Affordable Rental Housing Option

- Funds will be used to leverage public-private partnerships that produces new affordable rental housing. This will allow for LMI households to pay no more than 30 percent of their income for housing cost (including utilities).

3) Increase Access to Affordable Homeownership Option

- Funds will be used to reduce the monthly carrying costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing cost assistance along with housing counseling services to LMI households (including individuals and families with children who are currently housed but threatened with homelessness).
- Goldsboro will add new homeownership housing by one or both activities: 1) providing funds to nonprofit(s) designated as Community Housing Development Organization (CHDO) for construction of new single-family housing within their organization's target area(s) or 2) by the Goldsboro utilizing funds for properties to be acquired, rehabilitated, or reconstructed for resale as single-family or multi-family housing units for LMI households within Goldsboro's targeted area(s).

Goals Identified in ConPlan

Goldsboro Target Goals

4) Improve-Expand Public Facilities Access & Capacity

- Funds will be used to support the needs of Goldsboro's residential sustainability growth and, at the same time, replacing existing facilities that have deteriorated due to age or have become obsolete within LMI census tracts/block groups. It is anticipated that the costs for such improvements will leverage or spur new developments and enhance existing residential units and possibly nearby businesses.

5) Provide Essential Service & Employment Training

- Funds will be used to provide and expand upon essential services and employment training to LMI individuals and families and special needs populations, not to exceed the 15% public services cap as regulated by HUD.

6) Provide Rehabilitation Owner-Occupied & City-Owned

- Funds will be provided for owner-occupied housing rehabilitation for LMI households and special needs population. Funds will also be provided for Goldsboro to acquire, rehabilitate, or reconstruct housing units to ensure affordability for LMI households and special needs populations. While reducing slum & blight to benefit LMI households and special needs populations within a physical environment of a deteriorating area.

7) Program Admin to Support ConPlan & AAPs Objectives

- Funds will be provided for planning, activities, and administration to support this five-year cycle ConPlan and AAPs' objectives, not to exceed the 20% CDBG, 20% CDBG-CV, and 10% HOME program caps as regulated by HUD.

Proposed Projects Identified in ConPlan

Goldsboro Proposed Projects

1) Fair Housing

- Funds will be provided to taking meaningful actions to overcome significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

2) Housing Counseling

- Funds will be provided for counseling that is independent, expert advice customized to the need of the consumer to address the consumer's housing barriers and to help achieve their housing goals. This will include, but not be limited to, intake; financial and housing affordability analysis; an action plan, except for reverse mortgage counseling; and a reasonable effort to have follow-up communication with the client when possible.

3) Public Facilities & Improvements (City-Owned)

- Funds will be used to support the needs of Goldsboro's residential sustainability growth and, at the same time, replacing existing facilities that have deteriorated due to age or have become obsolete within LMI census tracts/block groups. It is anticipated that the costs for such improvements will leverage or spur new developments and enhance existing residential units and possibly nearby businesses. Funds will be used for the debt service of the WA Forest Center construction approved under the 2015 Request for Release of Funds and Certification by HUD.

Proposed Projects Identified in ConPlan

Goldsboro Proposed Projects

4) Public Services

- Funds will be used to provide and expand upon essential services and employment training to LMI individuals and families and special needs populations, not to exceed the 15% public services cap as regulated by HUD.

5) Rehabilitation (Acquisition, Admin., & Public Owned Residential Bldgs.)

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

6) CHDO Reserve

- Funds will be add new homeownership housing by nonprofit(s) designated as Community Housing Development Organization (CHDO) for construction of new single-family housing within their organization's target area(s).

7) Homebuyer Assistance

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

Proposed Projects Identified in ConPlan

Goldsboro Proposed Projects

8) Homebuyer Assistance & Rehabilitation

- Funds will be provided for properties to be acquired, rehabilitated, or reconstructed for resale as single-family or multi-family housing units for LMI households within Goldsboro's targeted area(s) utilizing a developer. This will allow the reduction for the monthly carrying costs of mortgage loans to increase homeownership opportunities through down payment and closing cost assistance to LMI households (including individuals and families with children who are currently housed but threatened with homelessness)

9) Rental Housing Development

- Funds will be used to leverage public-private partnerships that produces new affordable rental housing. This will allow for LMI households to pay no more than 30 percent of their income for housing cost (including utilities).

10) Program Admin to Support ConPlan & AAPs Objectives

- Funds will be provided for planning, activities, and administration to support this five-year cycle ConPlan and AAPs' objectives, not to exceed the 20% CDBG, 20% CDBG-CV, and 10% HOME program caps as regulated by HUD.

11) COVID-19 Public Services Grants

- CDBG-CV assisted public services activities to prevent, prepare for, and respond the spread of COVID-19. This activity is identified as an urgent need caused by COVID-19 and noted as such within the CARES Act and all HUD memorandum transmittals.



How to Continue to Participate after this meeting?

Tell us what you think today!

Call the City:

Shycole Simpson-Carter at (919) 580-4318

Send an email to:

ssimpson@goldsboronc.gov

Send a letter to:

Goldsboro Commission on Community Relations and Development

Attn: Shycole Simpson-Carter

PO Drawer A, Goldsboro, NC 27533

The Draft FY20-24 ConPlan and FY20-21 AAP will be available for comment from May 27th until June 25th at: <http://www.goldsboronc.gov/cdbg-home-plans-and-reports>

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