

FY 2005-2009
CONSOLIDATED PLAN
and
FY 2005 ACTION PLAN

CITY OF GOLDSBORO,
NORTH CAROLINA

DRAFT



**CITY OF GOLDSBORO CONSOLIDATED PLAN
 FY 2005 -2009
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INTRODUCTION

The City of Goldsboro, in complying with the U.S. Department of Housing and Urban Development's Consolidated Planning initiative for local jurisdictions, has incorporated the dialogue of concerned parties along with an analysis and presentation of relative data into the development, for submission, of the following Five-Year Consolidated Plan and Action Plan for housing and community development. This Five-Year Consolidated Plan contains three principle sections – an assessment of housing and community development needs, a five-year strategic plan and addressing housing and community development needs, and the first of five annual Action Plans, which describes the intended use of FY 2005 Community Development Block Grant funds received, from the U.S. Department of Housing and Urban Development, for formula grant programs by the City of Goldsboro.

THE PLAN PROCESS

Lead Agency

The City of Goldsboro Planning and Community Development Department has acted as the Lead Agency in the synthesis of the City of Goldsboro's Five-Year Consolidated Strategy and Action Plan, to be submitted to the U.S. Department of Housing and Urban Development for formula grant program funding consideration beginning with FY 2005. As Lead Agency, the Community Development Department has provided for public meetings and interagency forums in which citizens, agencies, and interested parties have been encouraged to participate in identifying community needs and developing strategies to address those needs. The Community Development Department has sought to incorporate this dialogue into the synthesis of this five-year strategy and annual Action Plans.

Program Year

The City of Goldsboro defines its program years for this five-year Consolidated Plan and Action Plan as beginning July 1 and ending June 30 for each consecutive twelve-month period. The City of Goldsboro's program year, as defined, shall constitute an annual period of time in which formula grant program funding received by the City shall be administered by the City. The City's first program year shall begin July 1, 2005 and end June 30, 2006.

Institutional Structure

The City of Goldsboro, through its Planning and Community Development Department, shall administer and monitor the use of formula grant program(s) funding as provided from the U.S. Department of Housing and Urban Development for the purpose of implementing this five-year strategy and Action Plan. At the time of this submission, the City of Goldsboro is not aware of any gaps in its institutional structure that would impair its ability to carry out its five-year strategy and annual Action Plans.

The City of Goldsboro, as specified in this plan, subcontracts with area non-profit organizations, and is represented on various boards, committees and commissions that undertake some of the program aspects of this plan. As funds are limited and as program source guidelines dictate, this networking by the City is vital to the depth and effectiveness of its overall housing and community development strategies.

Coordination/Consultation

The City of Goldsboro will work with all area service providers, as identified in this strategy, to ensure that the objectives of the strategies are met. Although private funding is not currently available to the City to address all the defined objectives at this time, the City, through the Community Development Department and other appropriate City departments, shall encourage the private and nonprofit sectors to assist with resources as deemed appropriate. Many of the area's nonprofit service providers currently receive the support of the private sector in terms of donations and volunteers that extend services to the City's low and moderate income citizens. These services would be greatly limited without the support of the private sector.

CDBG funds received from HUD during the five-year period of this plan shall be applied to achieve the objectives set forth in this plan. Non-profit organizations which have been identified in the plan will be assisted with CDBG funding, as is deemed appropriate, to ensure that the goals of City are realized.

Program Goals

Central to the City of Goldsboro five-year strategy and Action Plan is the City's goals, which mirror HUD's program goals to foster decent housing, to create a suitable living environment, and to expand economic opportunities.

Citizen Participation

Participation -- The City of Goldsboro provides for and encourages citizen participation in the development and implementation of the Consolidated Plan and any subsequent amendments, Action Plans and performance reports. Particular emphasis is placed on participation by persons of low and moderate income who are residents of low and moderate income neighborhoods and/or slum and blighted areas, and residents of public housing.

Access to Information -- The City of Goldsboro provides citizens with reasonable and timely access to local information and records related to the City's proposed and actual use of funds. This is done through public meetings of the City, which are advertised in a local newspaper of general circulation. Meetings are held within the City limits in or near areas identified as slum and blighted and areas of predominantly low and moderate income persons. All meetings of the City are accessible to persons with disabilities.

Anti-displacement -- In order to comply with the requirements of Section 104(d) of the Housing and Community Development Act of 1974, the City of Goldsboro intends to minimize any displacement resulting from any HUD activities. However, should any displacement occur as a result of a HUD activity, the City intends to follow the regulations for displacement and relocation as described in 24 CFR 570.606 (Attachment B). Should any real property acquisition result because of a HUD assisted activity, the guidelines of 49 CFR 24 subpart b will be followed. These two federal regulations are attached as Attachment A of this Plan.

Publishing the Plan -- A summary of the plan was published in the Goldsboro News-Argus on April 7, 2005. See "Comments" section below. Copies of the Plan were made upon request in accordance with City policies regarding making copies. The City considered any and all comments or views in writing or orally received at the public hearing in preparing the Consolidated Plan, and such comments will be attached to the final plan to be submitted to HUD.

Public Hearings -- The City of Goldsboro provides for a minimum of two public hearings per year to obtain citizen's views and to respond to proposals and questions at all stages of the Consolidated Plan, including its development, substantial amendments, Annual Action Plans and Annual Performance Reports. Public hearings are advertised in the Goldsboro News-Argus, a paper of general circulation in Wayne County.

The City of Goldsboro will provide a translator for non-English speaking residents in the case of public hearings when the City is notified that a non-English speaking resident will be in attendance. An interpreter will be provided for hearing-impaired residents. Such requests must be made to the City Clerk's office no later than 48 hours prior to the public hearing.

Notice of Hearings -- A public notice of the plan was published in the Goldsboro News-Argus, on April 7, 2005. Copies of the entire plan are available upon request in accordance with City policies regarding making copies. All public meetings and hearings are advertised in the Goldsboro News-Argus. The City considers all comments or views in writing or orally received at public hearings in preparation of the Consolidated Plan, and such comments are attached to the final plan to be submitted to HUD.

Access to Meetings -- The City of Goldsboro held two meetings in the early stages of the development of this plan. One meeting was specifically held with just area non-profit agencies, housing providers and service providers to receive their unique inputs and perspectives concerning the needs of low and moderate income citizens in Goldsboro. A second meeting was held open to the general public. These meetings were both held at the Herman Park Center. For the first meeting with the non-profit agencies, direct mail invitations and follow-up phone call reminders were made to the agencies. The second public meeting was advertised in the Goldsboro News-Argus. Summaries of these meetings are attached. All locations of public meetings are handicap accessible.

Comments -- There will be a 30 day comment period prior to the submission of the Consolidated Plan and subsequent Action Plans. These comments will be considered and incorporated in the final approved Plan submitted to HUD. The availability of the Plan will be advertised in the Goldsboro News-Argus detailing where the Plan can be reviewed. The Plan will be available at the City Planning Department in the City Hall Annex, 222 North Center Street, at the Community Development office at 103 N. John Street, at the Wayne County Public Library, 1001 East Ash Street, Goldsboro and on-line at www.ci.goldsboro.nc.us.

Amendments to the Consolidated Plan -- A public hearing will be conducted whenever amendments are proposed which add, delete or substantially change the adopted

Consolidated Plan and subsequent Action Plans. Proposed amendments to the plans will be advertised in the Goldsboro News-Argus no earlier than four weeks prior to the public hearing and no earlier than ten days prior to the hearing, setting the time, date and place of the hearing. A period of 30 days will be provided to receive public comments. A change to the Consolidated Plan is considered substantial whenever a budget line item is changed 25% or more, if an objective is deleted or added to the Plan, or if an activity within an annual Action Plan is added or deleted.

Performance Reports -- The City of Goldsboro will perform a Consolidated Annual Performance and Evaluation Report (CAPER) to report the use of CDBG and HOME funds. Further, an independent audit will be performed annually to examine the use of CDBG and HOME funds. Such reports will be available for public inspection and review. A notice will be published stating where and when the CAPER will be available for inspection. The CAPER will be made available for public inspection at least 15 days prior to its submission to HUD. Further, a public hearing will be held to receive citizen comments, input and questions regarding the CAPER prior to its submission. All comments, written or oral, received at the public hearing will be considered and a summary of those comments will be attached to the CAPER.

Availability to the Public – The Consolidated Plan, substantial amendments and the CAPER will be made readily available to the public both upon request at the City Planning and Development Department and on the City’s website. Copies will be provided according to the City’s policies of making copies for the public.

Access to Records -- The City will make available to anyone during normal business hours access to information and records relating to the Consolidated Plan and use of funds for programs in previous years.

Technical Assistance -- The Goldsboro Community Development Office provides technical assistance to groups providing services to low and moderate income persons. Those groups must meet the U.S. Department of Housing and Urban Development (HUD) national objectives and providing programs and activities consistent with this Consolidated Plan. Further, participation by residents of public and assisted housing is expressly encouraged. Notices of upcoming meetings and public hearings are mailed to and posted at public housing sites and posted in areas known to be predominantly low and moderate income.

Complaints -- The City will be responsible for receiving and responding in writing to written complaints and grievances related to the Consolidated Plan activities. All complaints will be reviewed by the Citizens Advisory Committee at their next regularly scheduled meeting. City staff will respond to written complaints and grievances in writing within 15 days of their receipt, where practical, based on the Citizens Advisory Committee’s finding if the complaint(s) is (are) justified.

COMMUNITY ABSTRACT

Community Background and Trends. The City of Goldsboro is located in Wayne County in North Carolina's southeastern coastal plain region, center of the bright leaf tobacco belt, and is the home to Seymour Johnson Air Force Base. The City is located approximately 55 miles southeast of Raleigh. US 70 is the major transportation link for Goldsboro, providing an east/west link with the rest of the state. Please see Map 1.

When Wayne County was formed in 1789, the town of Waynesborough developed along the banks of the Neuse River, around the county courthouse built there. In the late 1830's, the Wilmington and Raleigh (Weldon) Railroad line was built to the east of Waynesborough. At the intersection of the railroad and the New Bern Road, a hotel was built and a community began to establish itself. This community became known as Goldsborough's Junction after Major Matthew T. Goldsborough, an Assistant Chief Engineer with the railroad line. The Town of Goldsborough was incorporated in 1847 as the county seat, and the name officially changed to Goldsboro in 1869. In 1850, a county courthouse was built, and a town plan was prepared incorporating Center and Walnut Streets as the main axes for a grid pattern of streets.

Goldsboro's importance as a transportation center increased in 1856 when the North Carolina Railroad connected Goldsboro to Charlotte, and again in 1858 when the railroad was completed from Goldsboro to Beaufort. As a consequence, Goldsboro was situated on two significant rail corridors.

Prior to the mid-1950's, Goldsboro was primarily an agriculturally oriented city. In 1956, the U.S. Air Force reactivated a former World War II airfield, and was named Seymour Johnson Air Force Base which caused a change in employment characteristics and prompted development in the service and industrial sectors. There have been periodic fluctuations in military population, but in recent years, except for deployment, the population has been more stable.

In 1993, Goldsboro was ranked as the best small community to live in, according to a nationwide survey prepared by Money Magazine, and the City received nationwide exposure as a good place to work and live. The City received high marks for its overall quality of life, job growth, and low cost of living.

Prior to 1960, the City of Goldsboro was a relatively compact community. However, since that time residential development has scattered throughout the surrounding area and has transformed the rural periphery into a mixed suburban/rural settlement.

U.S. Census Population numbers show the following totals:

1900 - 26,960
1980 - 31,871
1990 - 40,709
2000 - 39,043

The 1980 - 1990 increase reflects the annexation of Seymour Johnson Air Force Base, whereas the decline from 1990 to 39,043 reflects an apparent out-migration to the suburbs. The out-migration is further substantiated by a July, 2003 city population estimate by the North Carolina Office of Budget and Management of 38,522.

DEMOGRAPHICS

Goldsboro is currently the 21st largest City in North Carolina. However, between 1990 and 2000 Goldsboro's population decreased from 40,709 to 39,043, a 4% decline. This decline has continued through this decade to a 2003 estimate of 38,522, an additional 1.3%. According to the North Carolina Office of Budget and Management, Goldsboro has experienced the fastest population decline in numbers with a loss of 625 persons between 1990 and 1993.

Conversely, the population in Wayne County grew at a rate of 8.3% between 1990 and 2000, from 104,666 to 113,329 persons. This indicates that people are leaving the City and that newcomers to the area are settling in suburban areas elsewhere in the County. A lack of annexation could also skew the numbers if the City has grown in area as growth has occurred in outlying areas.

Total Households and Household Size. During the 1990 to 2000 decade, the City of Goldsboro experienced an actual increase of 1,207 households or an increase of 9%, as shown in Table 1. The percentage of household growth also outpaced the percentage of population growth for the City during the 1990's. Changes in the age distribution of the jurisdiction reflected national trends in changing age distribution. The percentage of children and young adults ages 24 and lower decreased by 6.7% and the average household size in Goldsboro decreased from 2.60 to 2.4 persons per household. During the same period, the percentage of adults between the ages of 25 and 44 also decreased by 7.3%. Elderly persons, however, those ages 65 or over, increased by 17.5%, somewhat lower than the state's growth rate for the same age group at 20%. Women ages 65 and over that live alone made up over 9% of the total population and 9% of the total households.

Also during the 1990's the number of larger households (family and non-family) with four or more persons decreased by a rate of over 9%, shedding insight into the City's population decline. While the City's overall population decreased, the number of households actually increased, revealing smaller household sizes. The decrease in the population under the age of 65 shows an out-migration and a remaining aging population. This phenomenon can create special housing needs focused on the elderly, while at the same time creating a need to attract and retain younger householders. While the City's overall household size is 2.40 persons per household, Census data reveal that Hispanic households are larger at 2.92 persons and African-American households are at 2.51, as compared to White households at 2.25. 9.5% of the population, or 3,901 persons, live in group quarters, 43.5% of which are correctional facilities, 14.4% are military quarters, and 12.3% in nursing homes. The remaining 30% of this group live in specialized housing including shelters, group homes, juvenile institutions or treatment facilities.

Low and Moderate Income Households. Map 2 illustrates that low and moderate income households are located along of Ash Street and west of Seymour Johnson Air Force Base, and the northwest portion of the City bordered by Ash Street, Highway 117 and US Highway 70 Bypass and the northern portion of the City north of US Highway 70 Bypass. Other smaller areas include the areas just east of Colonial Heights Road and west of Millers Chapel Road.

TABLE 1
HOUSEHOLD BY SIZE, CITY OF GOLDSBORO, 1980 AND 1990

Household Size	1990		2000		1980-1990 Change	
	Number	Percent Of Total	Number	Percent Of Total	Number	Percent
1 Person	3,600	26.8	4,457	30.5	857	23.4
2 Persons	4,029	30.0	4,632	31.7	603	15.0
3 Persons	2,491	18.6	2,552	17.4	61	2.4
4 Persons	2,015	15.0	1,831	12.5	-184	-9.1
5Persons+	1,288	9.6	1,158	7.9	-130	-10.1
TOTAL	13,423	100%	14,630	100%	1,207	9.0
Average*		2.60		2.40		

*Average Household Size

Source: 1990 and 2000 U.S. Census

Race of Householder. The racial composition of households in the City of Goldsboro changed somewhat during the 1990 to 2000 decade, as shown in Table 2. The number of African-American citizens increased by 1,443 persons during the 1990 to 2000 decade, and the number White persons decreased by 3,242 persons. This is also reflected in the number of households in that the number of African-American households increased and the number of White households decreased.

The largest rate of change was seen in other race households which increased by 261%. Other races (Native American, Asian, Other Races, or Two or More Races) represented 3.4% of the total households, were the fastest growing segments of the population in terms of racial composition. According to the Census Bureau, the American Indian households increased from 130 to 329 in Goldsboro, an increase of 153%.

Between 1990 and 2000, the Hispanic population throughout North Carolina has increased dramatically by an estimated 355%. In Goldsboro that population increased from 599 persons in 1990 to 1,052 in 2000, a 76% increase. This dramatic increase will continue to have a tremendous impact on housing in the Goldsboro area. The Hispanic population also tends to have a younger median age than the rest of North Carolina and larger household sizes.

Geographic Concentrations of Minority Households. African-Americans are the predominant minority within Goldsboro with 20,397 persons, or 52.2% of the total population. Whites make up 43.3% of the population with all other races comprising 4.8%. Map 3 illustrates that minority households are located south of Ash Street and west of Seymour Johnson Air Force Base, and the northwest portion of the City bordered by Ash Street, Highway 117 and US Highway 70

Bypass, or Census tracts 14, 15, 16, 17 and 18. Each of these Block Groups has concentrations of African-American persons well over the City average of 52.2%.

**TABLE 2
HOUSHOLDS BY RACE OF HOUSEHOLD, GOLDSBORO, 1980 AND 1990**

Race of Householder	1990		2000		1990-2000 Change	
	Number	Percent Of Total	Number	Percent Of Total	Number	Percent
African-American	6,425	47.9	7,405	50.6	980	15.2
White	6,840	50.9	6,732	46.0	-108	-1.6
Other Races	158	1.2	493	3.4	335	262
TOTAL	13,423	100%	14,630	100%	1,207	9.0%

Source: 1990 and 2000 Census

Elderly. The number of persons age 65 and older living in Goldsboro increased from 4,471 to 5,368 during the period from 1990 to 2000, a 20% increase. Further, 25% of the total households within the City have at least one person age 65 or older. 537, or 1.4% of the total population, are age 85 and older; this was the fastest growing age group at a 38% increase between 1990 and 2000. Of all persons age 65 and older, 64% of those are women, and 26% of those women live alone.

Poverty. The 1990 Census reveals that 6,793 persons, or 19.2% of the total population live below the poverty line. Of those, 28% are children under the age of 12. Over 17% of all persons age 65 and over live below the poverty line. It is significant to note as well that African-American persons living below the poverty level comprise 78% of all persons living below the poverty line.

Women make up 63% of all persons that live below the poverty level. Furthermore, over 66% of all families in poverty are headed by female householders with no husband present, or female single parents. Women aged 65 and over are three times likely to live in poverty as men of the same age group.

African-Americans are over three times as likely to live in poverty as white persons and Hispanics are nearly twice as likely to live in poverty as white persons in Goldsboro.

Unemployment. Since 2000 the unemployment rate for Wayne County has ranged from a low of 3.4% in 2000 to a high of 7.3% in 2002. The 2004 unemployment rate, as provided by the North Carolina Employment Security Commission, was 4.7%. Unemployment rates have fallen since the high in 2002 as workers previously laid off have either found new work or have left the labor market.

The 2000 Census shows that 19% of all workers were employed in health care and social service fields. This was followed by 15% of all workers employed in manufacturing. Retail trade ranked third at 14% of all jobs. By industry and sex, the single largest group was women

working in health care related jobs with 1,777 workers, followed by men working in manufacturing jobs with 1,132 workers.

The Wayne County Economic Development Commission documents that the following are the ten largest employers within Wayne County:

- Seymour Johnson Air Force Base 7,500 employees
- Wayne County Public Schools 2,873 employees
- Wayne Memorial Hospital 1,400 employees
- Cherry Hospital/O’Berry Center 2,300 employees
- Cooper Standard Automotive 1,007 employees
- Goldsboro Milling Company 1,000 employees
- Wayne County 921 employees
- Case Farms 812 employees
- Mount Olive Pickle Company, Inc. 520 employees (+350 seasonal)
- Georgia-Pacific Corporation 510 employees

Education -- The majority, 76%, of Goldsboro’s population age 18 and older has at a minimum graduated high school. However, 8% of this age group have less than a 9th grade education, over half of which were age 65 and older. While these older adults may not have had access to extensive education, 29% of all persons between ages 18 to 64 lack high school diplomas. This is the age group needed to attract new industry to the area and to demonstrate there is a workforce available to adapt to the changing needs of work environments. Employment opportunities for this group are extremely limited. With the loss of manufacturing jobs in the area, these persons can be expected to have lower incomes and experience higher rates of poverty. Further, many of these persons will need specialized adult education to obtain high school equivalency diplomas and/or job training in order to remain in or re-enter the labor market.

Seymour Johnson Air Force Base – Seymour Johnson Air Force Base plays a major role in the local economy. The air base is the home of the Air Combat Command’s 4th Fighter Wing and several other squadrons and detachments. The base currently directly employees 6,409 military and 1,091 civilian employees, making it the single largest employer in Wayne County. The air base has a tremendous impact on the local economy through outside retail sales, health care, education and recreational dollars spent. Seymour Johnson Air Force Base itself has 1,689 family housing units for its military personnel and their families on base. Many others add to the local economy by renting or purchasing housing off-base within Goldsboro.

HOMELESS NEEDS

The City of Goldsboro has made extensive efforts to address homeless services. In addition to making several attempts to assess the extent and nature of homelessness in the City, Goldsboro initiated a Continuum of Care effort. This effort stemmed from the City’s active involvement in the Continuum of Care Task Force, a coalition of homeless service providers, including several shelters in the City, Departments of Mental Health, Public Health, Social Services, the Salvation Army, and several Faith-based organizations. The Task Force has sought funding in past years as HUD released Super Notices of Funding Availability (NOFA). The Lighthouse of Wayne

County, a non-profit human service organization, serves as the lead agency in the Continuum of Care.

The Task Force assisted in the initial development of the data development and priority needs identification. The City of Goldsboro has several homeless shelters, and these shelters provide primary information and data on the City's homeless population. In addition to maintaining ongoing records of homeless data, the shelters also participate in the "point in time" surveys, the last of which was held April 17, 2000.

Inventory of Facilities Serving the Homeless and Persons Threatened with Homelessness.

The Lighthouse of Wayne County provides shelter for victims of domestic violence, primarily women and their children. Their total capacity is 24 women and their children. The Lighthouse states that they have no waiting lists per se, but there is a need for transitional housing to send their clients to once they have leave the shelter. Currently, there are very limited transitional housing for families in the City.

Fordham House has a shelter capacity of 50-60 persons. They provide shelter to women with children and families with children. There is a dormitory for both women and men at different locations. When room is not available to house families together, then the mother or the father may have to be separated from the rest of the family until family rooms are available. They state a need for more emergency shelters for families.

The Salvation Army provides shelter for up to 22 persons at any one time. They do have a limited number of efficiency apartment units available for families where they can stay for up to six months. They also cite a need for additional transitional housing for families. Because of their zero-tolerance for alcohol and drug use by their clients, they have turned away up to seven persons per week during the winter months. They also cite a need for emergency shelter beds for the chronically dependent alcohol and drug abusers.

The City Mission provides shelter for men only.

The Goldsboro Housing Authority provides conventional public housing, Section 8 certificates, and Section 8 vouchers for low-income families threatened with homelessness. Additionally, the Eastern Carolina Regional Housing Authority administers Section 8 vouchers within the City.

Services for the Homeless and Persons Threatened with Homelessness. Wayne County Department of Social Services offers the homeless and persons threatened with homelessness assistance programs such as Aid to Families with Dependent Children (AFDC), Food Stamps, Medicaid, Mental Health Services, Substance Abuse programs, and referrals to housing and other services.

There are numerous community-based agencies that provide ongoing services to homeless persons and families and those nearing homelessness. These include the Community Soup Kitchen, Churches in Action, the Last Resort Mission, United Church Ministries, Wages, W.A.T.C.H., Wayne Uplift Resource Association, Wayne Community College Literacy Department, and Wayne Memorial Hospital. Each of these agencies is part of a network to help

homeless persons through their crisis situations and move onto permanent housing, employment and healthy living situations.

Priority Homeless Needs. Based on public input and input from area non-profit organizations, the following homeless needs and concerns were identified:

- transitional housing. The need was identified for transitional housing for families
- Transitional housing for battered women and their children
- Emergency shelter housing for homeless women.
- Emergency shelter housing for families
- Emergency shelter (possibly seasonal) for chronically homeless substance abusers and dually diagnosed persons.
- Transportation – transit needs to be broadened, hours extended
- There is a need for drug and alcohol treatment facilities for women
- More supportive services (Case Management) for those with special needs, chemical dependencies, etc.
- Education and job training
- Counseling for families and individuals with credit and other housing needs.
- Child care

Homeless Strategy. There is no current active Continuum of Care planning process in Goldsboro. As recently as 2000, the City participated in a Continuum of Care Task Force, a coalition of homeless service providers, shelters and Faith-based organizations to develop a meaningful Continuum of Care plan in response to a Notice of Funding Availability (NOFA) announced by HUD. The Lighthouse of Wayne County served as lead agency. However, there has been no ongoing planning since that time. On the advice of HUD Greensboro, the regional approach may prove most beneficial to the housing and service provider agencies that will apply for HUD Emergency Shelter Grant (ESG) funds as future NOFA's are announced.

SPECIAL NEEDS POPULATIONS

Elderly – There are three types of institutional housing and care arrangements for older adult residents in North Carolina. These include nursing homes, adult care homes and family care homes.

Nursing Homes are facilities that provide nursing or convalescent care for three or more persons. A nursing home provides long term care of chronic conditions or short term convalescent or rehabilitative care of remedial ailments, for which medical and nursing care are indicated. Most of the residents are older adults who need long term care. Some residents are admitted for short stays of convalescent or rehabilitative care following hospitalization.

Adult care homes are residences for aged and disabled adults who may require 24-hour supervision and assistance with personal care needs. People in adult care homes typically need a place to live, some help with personal care (such as dressing, grooming and keeping up with medications), and some limited supervision. Medical care may be provided on occasion but is not routinely needed.

Family Care Home means an adult care home having two to six residents. The structure of a family care home may be no more than two stories high and none of the aged or physically disabled persons being served there may be housed in the upper story without provision for two direct exterior ground-level accesses to the upper story.

Within Wayne County, there are 480 nursing home beds, 757 adult care home beds and 36 family care home beds. Increasing or decreasing the number of these beds is beyond the scope or purpose of the Consolidated Plan, but it is important to note the number of long-term care beds is likely to remain the same, whereas the older adult population is the fastest growing segment of the population. Many older adults will face housing problems as they age and remain in their homes. Home modifications and adaptations are often necessary to help older adults remain independent.

Based on national averages, it is estimated that 5% of the older adult population will need long-term institutional care during their lives. That translates into 265 older adult persons in Goldsboro that will, on average, need housing with care. The numbers of long-term care beds seems to indicate adequate housing options for older persons.

There are four elderly subsidized apartments developments within the City - Waynesboro House, Grace Village, Senior Village and Poplar Street Apartments. The Goldsboro Housing Authority has 100 designated elderly units.

Persons With Disabilities – According to the 2000 Census, Approximately 15% of all persons age 5 and over within the City have some type of self-care and mobility impairing disability or handicap. CHAS data indicate that 3,300 households have one or more persons with mobility and self-care limitations. Of those households 48% are elderly households. Further, it is also estimated that less than one percent of existing housing units are accessible for disabled persons. CHAS data also show that 34.9% of all households with mobility and self-care limitations are experiencing housing problems, and that 62% are low and moderate income households. Housing problems can range from needing home repairs and rehabilitation to needing modifications for handicap accessibility. Meeting the housing needs of disabled persons is also made more difficult in that necessary housing modifications can vary depending on the type of disabilities each person may face. North Carolina Building Code requires that any multifamily project containing more than eleven units construct 5% of the total units, with a minimum of one, to accommodate handicapped persons. Market demands indicate than developers are opting to exceed this limit, but there is no data as to the total number of accessible units within the City.

Persons with HIV/AIDS -- The primary provider of services for persons with HIV/AIDS in Goldsboro is the Community Care Center, Inc., a division of the Wayne County Health Department. They provide in-home and case management services, HIV testing, education, counseling, and emergency housing assistance programs for persons diagnosed with HIV and AIDS. Goldsboro and Wayne County fall within the Eastern North Carolina HIV/AIDS Consortium which covers a 19 county area. This consortium also provides services to clients as they administer the HOPWA funds for the region.

The North Carolina Department of Health and Human Services reports there are 241 persons living with HIV or AIDS in Wayne County, as of December 31, 2004. Since 1983 there have been 400 cases of HIV reported within the County, with 243 of those developing into AIDS.

According to HUD statistics, 36% of all persons with HIV/AIDS experience homelessness at some point after being diagnosed, and that up to 50% of persons living with HIV/AIDS will need housing assistance during their lifetimes. No specific numbers are available for the City of Goldsboro alone. The Eastern NC HIV/AIDS Consortium state there is an ongoing need for safe, decent, and affordable housing accessible to available services for their clients. This could be accomplished through Section 8 vouchers or public housing. There are no designated units for persons with HIV/AIDS in Goldsboro.

The Eastern NC Consortium currently administers funds for emergency housing needs of its clients to help pay rent, utility deposits or payments and other emergency needs with HOPWA, Ryan White Title II, and FEMA funds. The Consortium receives its HOPWA funding through the state of North Carolina Department of Health and Human Services, a HOPWA grantee.

The ongoing needs for case management, in-home care, transportation, counseling, emergency housing and utility assistance, legal services, prescription assistance persist.

Alcohol and Drug Addiction - Within Goldsboro, Exodus House offers a treatment program and transitional housing to men recently released from drug and alcohol treatment centers or prison where they received such treatment. This non-profit organization has one house for up to twelve men. Their program lasts up to six months during which time they receive job training, counseling and other support to end their drug and alcohol dependency. This is a Christian organization and requires that all residents participate in Christian activities. This religious aspect disqualifies Exodus House from receiving any federal funds, but they currently seek funding for operational support and for the purchase of additional housing units in order to expand their services.

Jacob House/Zodack House also provide drug and alcohol rehabilitation treatment in a residential setting. Their program lasts 12 to 18 months.

The Wayne County Mental Health Services is the primary source for assistance for persons and families with alcohol and drug related problems. This includes programs related to excessive or abusive use of alcohol and/or other drugs. Programs are designed to meet the special needs of adults, children and adolescents, family members and court-ordered treatment.

Eastpointe provides services to substance abusers in Wayne, Lenoir, Duplin and Sampson Counties. They state a need for a substance abuse treatment facility, housing for those receiving treatment and community-based prevention programs.

The Flynn Home provides supervised, residential treatment for up to 11 adults with substance abuse problems and Wayside Fellowship Home, Inc. provides residential treatment for 5 adults.

Developmental Disabilities – The Wayne County Mental Health Services is the primary agency providing supportive services for the developmentally disabled. The Department provides

financial aid and other life essential services. There is a need for a facility for clients to provide intensive supervision and monitoring capabilities. The current housing options for persons with developmental disabilities is with their families, family care homes, group homes, rest homes or nursing homes, depending on the degree and severity of the disability. This population needs specialized housing and care arrangements. As with other disabled persons, this population's needs range from an ongoing need for supervised housing for the mentally ill, affordable housing for those that can be mainstreamed into the community, job training programs, transportation, medical care and social opportunities.

There are approximately 48 group homes for developmentally disabled adults and children in Wayne County licensed by the NC Division of Health and Human Services.

Cherry Hospital is a 403-bed inpatient psychiatric hospital serving the citizens of 33 eastern North Carolina counties operated by the state of North Carolina, the Department of Health and Human Services. Likewise, the O'Berry Center is a state-run residential facility for persons with mental retardation. Like skilled nursing homes facilities, expanding or decreasing the number of beds or scope of these services is beyond the scope of the Consolidated Plan.

Priority Needs of Special Needs Populations. Specific housing needs of these special populations range from the need for emergency and transitional housing to permanent housing. Housing with treatment services is an ongoing need for persons with drug and alcohol addictions, as well as older adults needing home and care assistance. Many older and disabled persons can remain at home with proper modifications and assistance with home maintenance. As stated above, persons with HIV/AIDS are most in need of emergency assistance to help with rent/mortgage payments and utilities.

Specific Objectives. The City of Goldsboro will continue to support the ongoing efforts and programs of the Exodus House, the Flynn Home, and Jacob House / Zodack House in providing housing and treatment services in transitional housing settings. Persons with HIV/AIDS receive emergency assistance funds through the AIDS Consortium and HOPWA program. The City will continue its single family rehabilitation program and provide the necessary home repairs and modifications for elderly and disabled homeowners to help those persons remain in their homes and independent as long as possible. The City will continue to support the efforts of private developers and non-profit agencies that build affordable multi-family rental units for special needs populations.

HOUSING NEEDS

Total Housing Units. There were 16,438 housing units in the City of Goldsboro according to the 2000 Census, of which 11% were vacant. Please see Table 3. This was an increase of 14.6% over the 1990 Census. During that same period, 27% of the housing units built in Wayne County were built in Goldsboro. Since 1990, the numbers of new single-family detached homes in Goldsboro have increased by 1,436. Between 1990 and 2000, new single-family housing units accounted for 65% of the new housing construction in Goldsboro, which is reflective of the reduced interest rates, and other efforts to allow more families own a home. It also reflects the pressures placed on potential residential development sites by the demands of the local real estate

market. These demands translate into rising land and housing costs and higher density development.

It is significant to note that 57.6% of the occupied housing stock is renter occupied, and only slightly lower than the 1990 rental rate of 59.8%. This rate is in line with the Wayne County rate of 65% but significantly higher than the state rate of 31% rental occupancy. Part of this rate can be explained by the presence of Seymour Johnson Air Force Base and its somewhat transient population.

Housing Conditions. Substandard housing units are defined as those with violations of one or more of the minimum standards of fitness for human habitation established by the City's Housing Code. These standards of fitness equal or exceed the Section 8 minimum housing quality standards.

**TABLE 3
HOUSEHOLD OCCUPANCY,
NUMBER OF BEDROOMS AND RENTER STATUS, 2000 Census**

Tenure and Occupancy Status	Number of Bedrooms				
	0	1	2	3	4+
Vacant Housing Units	7	125	725	835	101
Total Occupied Units	168	1,787	4,630	6,168	1,892
Renter Occupied Units	165	1,670	3,571	2,485	546
Owner Occupied Units	3	117	1,059	3,683	1,346

Source: 2000 Census

Units Suitable for Rehabilitation. Of the 16,438 housing units in the city, it is estimated that 3,285 (20%) are substandard, and those suited for rehabilitation accounted for 2,616 or 80% of all substandard units. These figures are based on the number of homes built before 1950 plus the number of homes that lack complete plumbing and kitchen facilities, and the number of homes that lack a source of heat. Census data does not provide the condition of a housing unit beyond its age, completeness of plumbing and kitchen facilities and type of heat. An older home will need more repairs and updating but may be perfectly suitable for rehabilitation. A home lacking complete plumbing or kitchen facilities and a heat source may not be cost effective to rehabilitate. Further, homes lacking these basic components are generally not suitable for habitation.

CHAS (Comprehensive Housing Affordability Strategy) data provided by HUD for the year 2000 show that 46% of all renter households with less than 80% median income are living in substandard housing, with low and moderate income African-American rental households most likely to live in substandard housing at 49%, and low and moderate income Hispanic renters in substandard housing at 42%. Low and moderate income White renters are least less likely with 19% living in substandard housing. Nearly 33% of disabled persons (those with mobility and self-care limitations) that rent live in substandard housing. Regardless of race, ethnicity or disability, low and moderate income households need of safe, decent, sanitary and affordable rental housing options.

Housing Costs.

Owner Units. Between 1990 and 2000, the City of Goldsboro median home values rose by 52.6% from \$54,900 to \$83,800. The current FHA home mortgage limit (as of March 2005) is

\$172,632. This figure represents the 95% of the average sales prices in the area, thereby making the actual average home price \$181,718. Based on 2005 area median income figures provided by HUD (\$45,400 for a family of four) the highest price of a home available is approximately \$145,000, based on the available amount of downpayment and monthly household debt.* This figure will drop if any other long term debts are factored into the loan. HUD defines affordable as all housing costs (mortgage, utilities, taxes, and insurance) not exceeding 30% of the gross household income. Obviously, there is a gap between average housing prices and average household incomes. Without assistance, home buying may be delayed or unattainable for many.

Rental Units. Current 2005 Fair Market Rents for Goldsboro and Wayne County range from \$366 for an efficiency apartment to \$850 for a 4-bedroom unit. These limits are set annually by HUD and are not necessarily based on full market pricing, but do provide insight into the local rental housing market.

Housing Needs. The 2000 Census revealed that 6,711 households in Goldsboro earned less than 80 percent of the median family income. This represents approximately 47 percent of the City's total households. Detailed information on income and household size and type are shown in Tables 4, 5 and 6.

Rental Housing Households Experiencing Difficulties. Table 4 shows that in 2000, there were 5,034 low and moderate income renter families, those families earning less than 80% of the median family income for the area. Of those, 2,104 are paying in excess of 30% of their income for rental housing. This is approximately 25% of all renter households. Although not uncommon, higher outlays of income for monthly rental costs can prohibit families from saving funds for downpayment to purchase a home.

Low and moderate income renters are experiencing housing problems at a rate of 45.5% of all low and moderate income renters. This translates to 2,290 rental households, of which 494 are elderly households and 195 are large households. HUD defines "any housing problems" to be those with a cost burden greater than 30% of income and/or overcrowded and/or without complete kitchen or plumbing facilities.

Owner- Occupied Households Experiencing Difficulties. Table 5 shows that elderly homeowners tend to have less cost burdens and housing problems than younger homeowners. This is most likely due the fact that the older persons generally no longer make mortgage payments and often do not have the family-related cost burdens as families with children. However, it should be noted that many older people, especially women, do experience repair problems with their homes, due to the age of the home, decreased incomes and declining physical ability to make routine repairs as they age.

Although the number is relatively small, 111 households, 76.5% of the large households are experiencing housing problems, most likely overcrowding, which indicates a need for affordable 4+ bedroom units for ownership.

* Based on a fixed 30-year term FHA rate of 5.625%, a downpayment of \$6,350, and no outstanding credit card, auto, child support, alimony or other payments.

**TABLE 4
COMPOSITION OF RENTER HOUSEHOLDS
EARNING LESS THAN 80% MEDIAN FAMILY INCOME**

Households By Incomes	Elderly (1&2 members)	Small Related (2 to 4 members)	Large Related 5 or more members)	All Others	Total Renters
Household Income <=30%MFI	550	722	110	472	1,854
Household Income >30% to <=50% MFI	378	571	61	309	1,319
Household Income >50% to <=80% MFI	251	972	201	437	1,861
% with Cost Burden >30%	41.5%	36.4%	28.8%	56.2%	41.8%
% with any Housing Problems	41.9%	39.5%	52.4%	58.2%	45.5%

Source: 2000 CHAS Data, US Dept. of HUD

TOTAL: 5,034

Racial Distribution of Households with Income Less Than 80% median Family Income. As shown in Table 6 below, African-American households make up the majority of households in Goldsboro, with 51.3% of the total households. This table also shows that African-American households have disproportionately high percentages of low and moderate incomes as compared to all other racial households.

Overcrowding . Overcrowding occurs when the number of occupants per dwelling is higher than the number of rooms. Between 1990 and 2000 the rate of overcrowding increased somewhat from 3.3% to 3.6% overcrowding, as the actual number of overcrowded households increased from 443 to 525. Further analysis shows that 5.2% of African-American households are overcrowded, 17% of Asian households are overcrowded and 19.4% of Hispanic households are overcrowded. Only 1.2% of White households are overcrowded. Given that White households have overall higher incomes than non-White households, there is an affordability gap for non-White households that need larger units (more bedrooms).

Priority Housing Needs: Affordable Housing

Rehabilitation. As stated earlier, it is estimated that there are approximately 2,616 occupied dwellings in Goldsboro that could be classified as substandard but suitable for rehabilitation. CHAS data show that there are 1,717 low and moderate income households with housing problems, and over 47% of the substandard households are rental units. In the past five years, the City has rehabilitated approximately 25 units with CDBG and HOME. It is estimated that the City will have resources to rehabilitate approximately 5 units per year, or 25 total units, over the next five years.

**TABLE 5
COMPOSITION OF OWNER HOUSEHOLDS
EARNING LESS THAN 80% MEDIAN FAMILY INCOME**

Households By Incomes	Elderly (1&2 members)	Small Related (2 to 4 members)	Large Related 5 or more members)	All Others	Total Owners
Household Income <=30% MFI	235	62	31	57	385
Household Income >30% to <=50% MFI	268	103	24	14	409
Household Income >50% to <=80% MFI	506	220	90	107	923
% with Cost Burden >30%	47.9%	50.1%	63.4%	66.3%	51.6%
% with any Housing Problems	48.9%	53.8%	76.5%	66.3%	54.1%

Source: 2000 CHAS Data, US Dept. of HUD

TOTAL: 1,717

**TABLE 6
RACIAL AND ETHNIC DISTRIBUTION OF HOUSEHOLDS
WITH INCOME LESS THAN 80% MEDIAN FAMILY INCOME**

Race:	White	African-American	Hispanic	Asian
Income Below 30% MFI	467 (7.1%)	1,770 (24.0%)	14(7.1%)	0 (0%)
30% - 50% MFI	507 (7.7%)	1,128 (15.3%)	10 (5.0%)	10 (8.1%)
50% - 80% MFI	1,147 (17.5%)	1,497(20.2%)	78 (39.4%)	38 (30.6%)
Over 80% MFI	4,433 (67.7%)	2,990 (40.5%)	96 (48.5%)	76 (61.3%)
Totals	6,554 (100%)	7,385(100%)	198 (100%)	124 (100%)

Source: 2000 CHAS Data, US Dept. of HUD

ESTIMATE OF HOUSING NEEDS/FIVE YEAR PROJECTION

The City estimates that \$65,400,000 would be needed in assistance to address all the substandard housing units in the City with rehabilitation.

New Construction. In the past, the City addressed the need of new affordable housing by its modular replacement program used if housing rehabilitation costs for a unit exceed 50% of its appraised value. Due to concerns about neighborhood appearance and cohesiveness, the modular replacement program will be supplemented by site-built homes. The homes will be designed to blend with the existing neighborhoods as much as possible.

Public Housing Needs.

Public Housing. The Goldsboro Public Housing Authority (PHA) currently subsidizes and manages 1,225 units of rental housing which represents 14.7% of the City's rental housing stock in eight developments. This includes 100 units designated for the elderly. The Housing Authority also administers 236 Section 8 vouchers for City residents.

Assisted Housing Waiting Lists: There are 82 families on the Goldsboro Housing Authority waiting list for public housing, and turnover rate of 24.3%. Also there are 336 families on the waiting list for Section 8 vouchers with a turnover rate of 28%.

Lead-Based Paint Needs. Census data reveals that approximately 75% of all housing units within the City were built before 1978, indicating the possible presence of lead-based paint. Census data also show that approximately 2, 114 housing units built before 1978 are occupied by households living below the poverty rate. The median year that all housing units were built in Goldsboro is 1965. According the CHAS data, there are 5,034 low to moderate income renter households and 1,717 low to moderate income owner occupied households in Goldsboro.

The City relies on the Wayne County Health Department and the state Department of Health and Natural Resources for information regarding the number of childhood incidents of lead-based paint. Data from 2003 show that 3,198 children from ages six months to six years were tested for elevated blood lead levels. Of those, 8 had elevated lead blood levels but none had blood lead levels high enough to be considered poisoned. There is not data, however, to know where in the county those children lived, or where any of the children tested lived.

Eliminating lead paint hazards from homes assisted with HUD funds is a national priority for HUD. Lead paint evaluation and abatement is an extensive and expensive undertaking for any jurisdiction and can reduce the number of homes that can receive HUD assistance or necessitate programs for new home production.

Barriers to Affordable Housing.

Building Codes. State building code amendments and updates to the City's zoning ordinance and minimum housing codes have influenced the potential for affordable housing in Goldsboro.

The City of Goldsboro, along with the State of North Carolina, is currently under the residential building code from the Council of American Building Officials known as CABO. The code requires more expensive building foundations, approved window unit types and increased load-bearing strength for roofs. Also, the CABO code has more restrictive insulation requirements as

well as additional measures required to ensure proper fire separation attached garages and interior living spaces in residential structures. The upgraded standards in the CABO code translate into added expense in residential structures in terms of materials, labor and inspections. These expenses are typically passed onto the consumer. However, it must be noted that these more stringent codes also aid in decreasing overall heating and cooling costs, increasing long-term value of the units, thereby creating wealth, and improving the safety of the units. The upfront expenses of these added requirements will save money in the long run on maintenance, repairs and replacement of individual building systems.

Revisions to the City of Goldsboro's zoning ordinance require that manufactured housing meet additional criteria. Traditionally, manufactured homes have provided a means of affordable housing, in that they are less expensive and easier to finance than conventional housing. Requirements such as masonry underpinning, specific size requirements, and locational restrictions can have an impact on the availability of this type of housing.

Multi-family development requirements have also increased in order to create safer, more attractive and efficient housing environments. As with building codes, these stricter local development criteria increase the cost of housing.

Subdivision regulations requiring new subdivisions to meet upgraded standards for utility connections, street and curb and gutter improvements, and drainage improvements increase the cost of housing. Like the stricter building codes, these costs are passed onto the consumer, but it is the position of the City these improvements actually will save the homeowner money in the future in terms of overall housing value and maintenance costs.

Fair Housing. The City promotes fair housing through all of its state and federal community development and housing programs, and in accordance with HUD regulations, the City last prepared an Analysis of Impediments to Fair Housing in 1995. That Analysis is incorporated into this Plan by reference. The City has developed policies and procedures for receiving complaints about fair housing practices that directly relate to the CDBG and HOME programs that the City administers. The City also maintains printed materials included state and federal contact information, in English and Spanish, for persons needing assistance with private fair housing grievances.

In examining the available information about housing patterns, lending practices, and rental units within the City of Goldsboro, no blatant Fair Housing issues are apparent. However, this is not to say that violations may not occur in the private housing market, beyond the scope and authority of the City. A lack of complaints reported indicates either a lack of problems or a lack of awareness of Fair Housing laws and regulations. As a HUD Entitlement City, Goldsboro must remain committed to affirmatively furthering fair housing opportunities and non-discrimination within the local housing market. Recognized barriers to Fair Housing include:

1. Affordability. Members of minority groups and persons with disabilities have overall lower incomes. Affording a home, whether rental or owned, is a barrier to their housing choice. For homebuyers, having a proper debt to income ratio or adequate down payment can be key factors in purchasing a home. Appraisals for homes can at times not meet the sale

amount and additional funds are needed from the buyer. Further, there is an identified need for new affordable single family homes for sale to first time homebuyers.

2. Fair housing awareness. There is an ongoing need to educate protected class persons about how to file complaints when discrimination happens.

Awareness for property owners, landlords, builders, and lenders also needs to be addressed. There is a lack of knowledge about Fair Housing requirements and processes.

Making information available to Spanish speaking persons via available media is vital to awareness of fair housing choices.

3. Housing Unit Sizes. In the rental market, there are not enough three and more bedroom units for families. For persons with disabilities, there are not enough accessible and affordable units.
4. Education. Persons wishing to buy a home often have difficulty with the process of buying a home. This involves how to find a home, choosing a realtor, applying for a mortgage, budgeting and home maintenance.
5. Accessibility. For persons with disabilities, there is difficulty in actually entering a home that may be purchased. Realtors, through the realtors association, can purchase a portable ramp for use when working with disabled clients.
6. Credit Counseling. African-American mortgage applicants are 3.5 times more likely than white applicants in being denied a mortgage loan. HMDA data states that these persons had poor credit histories or inappropriate debt to income ratios to qualify for mortgage loan. This particular economic literacy situation needs further study and reconciliation.

HOUSING AND COMMUNITY DEVELOPMENT FIVE-YEAR STRATEGIC PLAN

FY 2005 – 2009

It is the mission of the Community Development Department of the City of Goldsboro to preserve its existing housing base, enhance ownership opportunities for all of its citizens to obtain decent housing, and provide a quality environment which is conducive to the safe and healthy growth of its citizenry.

The following Five-year Strategic Plan for Housing and Community Development reflects the community's dialogue in which concerns, ideas, and needs have been identified and are linked together with current and anticipated resources to provide decent housing, a suitable living environment, and expand economic opportunities throughout the City of Goldsboro. Contained within the Five-Year Strategic Plan are five principle sections: 1. Housing and Community Development Resources, 2. Housing and Community Development Objectives and Projects, 3. Coordination, 4. Monitoring, and 5. Citizen Comments.

1. Housing and Community Development Resources:

Federal Programs:

Community Development Block Grant Funds (CDBG): The City of Goldsboro intends to apply to the U.S. Department of Housing and Urban Development for CDBG funds during each of the fiscal years covered by this plan. Based on past years CDBG funding received by the City, it is anticipated that approximately \$460,808 may be available each fiscal year from this source to address community development needs. In addition, approximately \$27,000.00 will be received from program income as a result of the repayment of housing rehabilitation and downpayment assistance loans invested to benefit low and moderate income families in previous years.

It is recognized that annual amounts of CDBG funding will vary from year to year, as will the amounts of program income received. During the period covered by this Five-Year Plan, the City will explore the options of developing Neighborhood Revitalization Strategies and applying for Section 108 guaranteed loans. Section 108 guaranteed loans allow entitlement cities to borrow up to five times their one-year allotment for large community and economic development projects. The loan principal plus interest is then repaid out of its annual grant over a period of up to 20 years.

Home Investment Partnership Funds (HOME): The City of Goldsboro is a HOME Participating Jurisdiction (PJ). As a HUD Entitlement PJ, the City receives funds each year that have been programmed for homebuyer assistance to low and moderate income first-time homebuyers, new housing construction and purchase, rehabilitation and resell programs to provide affordable housing. The City anticipates receiving approximately \$280,003 in HOME funds per year from HUD. Additionally, the City must match HOME funds by at least 12.5% amounting to approximately \$32,175.

PJ's under the HOME program are required to set aside a minimum of 15% of its funding for are non-profit Community Housing Development Organizations (CHDO's). The City

of Goldsboro typically provides approximately 80% of its HOME funding to the two qualified CHDO's operating within the City, Wayne Uplift Resource Association, Inc. and the Goldsboro Development Corporation, Inc, a subsidiary of Goldsboro Housing Authority.

Goldsboro's Public Housing Authority will continue to make annual applications with the U.S. Department of Housing and Urban Development for various grants necessary in operating and maintaining its housing stock and rental assistance programs. In its Five-Year Plan, the PHA has identified its priorities that are incorporated into this Strategy by reference.

Emergency Shelter Grant (ESG): The Lighthouse of Wayne County, Inc. will continue to serve as lead agency for the Continuum of Care planning process. This process will identify and prioritize the unmet needs within the homeless housing continuum. The City will support the agency(ies) that subsequently seek Emergency Shelter Grant funding from HUD based on that plan.

Housing Opportunities for Persons with AIDS (HOPWA): The Eastern North Carolina HIV/AIDS Consortium will continue to apply for and administer HOPWA funds to meet the emergency housing needs of persons with HIV/AIDS in Goldsboro and Wayne County.

Non-Federal Programs:

State Programs: The City will explore the opportunities to apply for HOME funds administered through the North Carolina Housing Finance Agency, through their Single-Family Rehabilitation Program to assist low and moderate income families with housing rehabilitation needs. Assistance is provided in the form of 0% interest loans repaid to the Housing Finance Agency in full upon transfer of title or after 20 years, whichever comes first.

The City will also explore applying for Urgent Repair Program funds from the North Carolina Housing Finance Agency. These funds allow the City to make emergency home repairs for low-income homeowners. Assistance is provided in the form of grants and the City only addresses the immediate emergency need of the home without having to bring the entire unit into HUD or state building code compliance.

Local Programs: The City of Goldsboro will identify City owned-properties that may be suitable for recreational, residential and commercial or other forms of development that benefits its citizens, and with the approval of the City Council, will seek public-private development situations that will enhance overall social-environmental quality, affordable housing opportunities, and economic opportunities for its citizens. Code enforcement will continue as a tool for maintaining and improving existing neighborhoods and will help preserve the existing, affordable housing stock in older neighborhoods.

All adopted City land development, transportation, economic development plans are included by reference into this Consolidated Plan.

Private Resources:

For-Profit: The City of Goldsboro will continue to seek and develop relationships with the private sector to enhance and extend the City's resources for community development needs. Local lending institutions are valuable resources in that they loan money for long-term mortgages and home purchases.

Non-Profit: The non-profit sector of the community continues to provide vital housing and support services to low and moderate income citizens by specializing on specific populations or needs within the community. They provide the services that government agencies recognize as needs cannot provide. These include homeless shelter housing, battered women housing, treatment for drug and alcohol abuse, services for physically and developmentally disabled persons, care and services for the aged, housing assistance opportunities and counseling for low and moderate income families, credit counseling, and child care just to name a few. Such agencies providing services in Goldsboro include Eastpointe, Exodus House CDC, Inc., Goldsboro Development Corporation, Goldsboro Housing Authority, Lighthouse of Wayne County, Inc, the Salvation Army, the Tranz Center, Wayne County Chapter of the American Red Cross, Wayne County Department of Social Services, the Eastern NC HIV/AIDS Consortium, the Wayne County Health Department, the Goldsboro/Wayne Transportation Authority, and others including Faith-based organizations.

2. Housing and Community Development Objectives and Projects:

Priority Housing Needs:

Housing Rehabilitation and Preservation. The City of Goldsboro recognizes the importance of preserving its existing housing stock, and in past years the City has used portions of its CDBG funds to assist low and moderate income families with housing rehabilitation. At present, there are approximately 2,616 dwellings in Goldsboro, occupied by low-income renter and owner households, that are substandard but suitable for rehabilitation. Reducing the number of these units is considered a high priority by the City. Therefore, the City intends to utilize a significant portion of available CDBG funds received during the next five years for housing rehabilitation. CDBG funds shall be available to low and moderate income owner-occupied households throughout the City.

The City will provide deferred loans to low and moderate income homeowners and renter-occupied units. Landlords will be encouraged to participate in the Section 8 program for very low income families and/or elderly persons.

The City of Goldsboro will apply to the North Carolina Housing Finance Agency for Single Family Rehabilitation and Urgent Repair Program funds as they are available to enhance and expand its housing rehabilitation efforts.

It is estimated that approximately 669 housing units within the City are substandard and not suitable for rehabilitation. In the past the City has provided demolition and replacement of those qualified units under its Modular Replacement program. In order to assure the aesthetic cohesiveness of older neighborhoods, the City will supplement its modular home replacement program with site-built homes.

It is estimated twenty to twenty-five low and moderate income households over the five-year period will be assisted with rehabilitation and replacement under the CDBG program.

New Housing Units. To stimulate the homeownership opportunities for low and moderate income residents, the City of Goldsboro intends to provide downpayment assistance and deferred second mortgage loans to assist low and moderate income families in purchasing a home. The City will also continue to sponsor its homeownership training classes and require that all recipients of homeownership assistance successfully complete this program. The City expects to provide 4-5 homeownership loans per year, based on current year funding.

The City will continue to partner with Wayne Uplift Resource Association, Inc. and the Goldsboro Development Corporation, Inc, a subsidiary of Goldsboro Housing Authority. Both of these organizations are certified CHDOs approved by City Council. Wayne Uplift will use funds to purchase land and to construct new homes for first time, low and moderate income homebuyers. Wayne Uplift will continue to construct houses in the Harris Street Estates. Homes are to be made affordable to those in the 65-80% of area median household income range, and homes will only be built as buyers are qualified by a bank for a loan. Bids will be taken from area contractors based on a variety of home designs and sizes.

Goldsboro Development Corporation will use funds for purchase and rehabilitation existing units to LMI first time homebuyers, as well as construction of new homes for first time homebuyers. The City has set a goal of five households per year to be assisted with these two CHDO programs.

Priority Homeless and Special Needs:

During the next five years, the City of Goldsboro intends to assist homeless and special needs populations by:

- Assisting homeless providers with the development or more emergency and transitional housing, primarily for families.
- Assisting agencies that serve special populations to locate safe, decent and affordable permanent housing.
- 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.
- Assisting the Eastern NC HIV/AIDS Consortium and other service providers with obtaining HOPWA and other funding for persons with HIV/AIDS.

- Assisting homeless agencies to provide transportation services to allow homeless persons and families to access needed services.

Technical Assistance to Area Service Providers:

The City intends to continue its relationship with area service providers that are serving the needs of the City's homeless during the next five years. It will assist area service providers in identifying potential transition housing opportunities for homeless persons and families, as well as assist in, as may be appropriate, their efforts to procure funding to address identified needs.

3. Community Development Needs:

Neighborhood Revitalization Strategy: The City will concentrate its CDBG funds and efforts in the Downtown East Redevelopment Area (See Map 4) to address issues of slum and blighting conditions, abandoned structures, infrastructure needs and economic development. By doing this, the City will use its limited CDBG and HOME resources to inject resources and investment into an identified area to work toward the goal of revitalizing the neighborhood and encourage outside investment and renewal into a declining neighborhood. Using such a strategy, the City would be eligible to apply for Section 108 loan funds to help finance the costs of the neighborhood revitalization activities. Detailed information and requirements for developing a HUD revitalization strategy is noted on Attachment B.

Youth Enrichment Program. The City of Goldsboro will continue assistance and sponsorship of after-school and summer enrichment and sports programs for disadvantaged youth. The City will continue to coordinate with law enforcement efforts to make youths aware of the dangers of drugs and alcohol. The City will also continue to partner with and sponsor nonprofit organizations, public agencies and Faith-based maintenance programs, credit counseling, and job skill training and education.

Public Facilities. CDBG funding will be used to provide water and sewer services, sidewalks, and curb and gutter installations and repairs during the five-year period of this plan to address streetscaping and community appearance issues and handicap accessibility.

Lead-based Paint. The Health Department will continue to provide screening for lead poisoning, and the City will use CDBG funds as warranted to assist low and moderate income families with lead-based paint abatement concerns as part of City assisted housing rehabilitation projects.

Reduction of Barriers to Affordable Housing. Through its intended programs, the City will reduce barriers to affordable housing by providing low interest rehabilitation assistance to low and moderate income homeowners, by providing downpayment assistance to low and moderate income first time homebuyers, by providing funds for housing counseling, and by subsidizing the costs of new affordable housing. The City will continue with its public education and awareness efforts to market its assistance programs.

4. Monitoring

The City of Goldsboro takes every measure to ensure its long-term compliance completely and correctly with provisions of this Consolidated Plan and all the provisions of Title I of the National Affordable Housing Act.

The City of Goldsboro is committed in its efforts to develop and provide affordable housing and to meet the goals of the five-year strategy outlined in this Consolidated Plan. The City of Goldsboro is responsible for monitoring only those funds received from HUD and their subsequent activities. Specific monitoring activities will be detailed in each annual Action Plan for projects funded.

Citizen Comments

The Community Development Department of the City of Goldsboro held two public meetings in January 2005 to obtain input for the Consolidated Plan. The meetings were held at the Herman Park Center on East Ash Street. A detailed list of comments and requests from those meetings is attached. Although some of the comments and requests cited by the community are outside the scope of the Action Plan and HUD regulations, the majority of issues raised are CDBG eligible activities and are being addressed in this Plan. Those issues addressed in this Plan include continued support of youth programs, housing rehabilitation, new housing construction, public services, downpayment assistance for first-time homebuyers, transitional housing and the needs of the homeless, and infrastructure needs of the City's low and moderate income neighborhoods.

Other items on this list are functions of regular City operations and have been referred to the appropriate departments for action.

A public hearing before City Council for final approval of the Consolidated Plan is scheduled for May 9, 2005. Summary copies of the Plan were distributed in accordance with the Citizen Participation Plan for comment.

ANNUAL ACTION PLAN - YEAR 1 FY 2005

In accordance with 24 CFR Part 21, 220 of Title 1 of the Housing and Community Development Act of 1974, as amended, the City of Goldsboro' one year Action Plan outlines the activities that will be funded using CDBG funds as well as identify leveraged funds from other sources.

It is anticipated that the following funding shall be available to address the following goals and objectives in the City of Goldsboro's Annual Action Plan FY 2005, to be implemented between July 1, 2005 and June 30, 2006.

	CDBG	HOME	PROGRAM INCOME	PRIOR YEAR FUNDS	TOTAL RESOURCES
Housing Rehab (To include rehab, modular replacement, hazardous material testing, abatement, and monitoring)	\$100,000		\$25,000	CDBG = \$235,393 HOME= \$328,428	\$688,821
Homebuyer Assistance		\$27,403	\$2,000	HOME = \$122,235	\$151,638
Public Facilities	\$164,525			\$14,791	\$179,316
After School Enrichment/Public Services	\$69,121				\$69,121
Acquisition, Demolition and Clearance	\$10,000			\$74,900	\$84,900
CHDO Activity		\$230,000		\$399,134	\$629,134
Transitional Housing				\$105,700	\$105,700
Relocation, Temporary	\$25,000			HOME= \$18,705 CDBG = \$29,976	\$73,681
Economic Development				\$175,000	\$175,000
Program Admin.	\$92,162	\$28,600			\$120,762
Total Allocations	\$460,808	\$286,003	\$27,000	1,504,262	2,278,073

The total HOME match dollars for this plan of activities totals \$140,738 to be provided by the City of Goldsboro. Broken down, this includes \$32,175 to match new FY 2005 HOME funds plus \$108,563 to match prior year HOME funds.

Resources

1. It is anticipated that \$460,808 will be available to address identified priorities as a result of the annual grant application to the U.S. Department of Housing and Urban Development for participation in Community Development Block Grant (CDBG) funds. Prior year CDBG funds available are expected to be \$635,760 for a total of \$1,096,568.
2. It is anticipated that \$286,003 in new funds will be available to address identified priorities as a result of the annual grant application to the U.S. Department of Housing and Urban Development for participation in the Home Investment Partnership program (HOME). Prior year HOME funds available are expected to be \$868,502. As required by the HOME program, matching funds in the amount of \$140,738 will be provided by the City of Goldsboro for a total of \$1,009,240 for both new HOME funds and prior year funds available.
3. It is anticipated that approximately \$27,000 will be received from program income as a result of the repayment of housing rehabilitation and downpayment assistance loans invested to benefit low and moderate income families in previous years.
4. It is anticipated that area private financial institutions will continue to support the City's affordable housing initiatives by making available advantageous mortgage programs that assist low and moderate income residents becoming first time homebuyers.

In summary, it is anticipated that the City of Goldsboro shall have \$460,808 and \$286,003 from FY 2005 CDBG and HOME funds respectively, for a total of \$746,811. Available prior year funds will be \$635,760 and \$868,502 in CDBG and HOME funds respectively. The City anticipates receiving \$27,000 from program income for a total of \$2,278,073 to carry out the goals and objectives prioritized in the City's Annual Action Plan for fiscal year 2005.

The goals of the Goldsboro FY 2005 Action Plan are:

- To foster decent housing,
- To create a suitable living environment, and
- To improve infrastructure in low- to moderate-income areas.

Project Priorities to Meet Program Goals

Priority 1: Preservation of the City's existing housing stock. The City will invest \$100,000 in FY 2005 CDBG funds, \$25,000 in program income, \$235,393 in prior year CDBG funds, and \$328,428 in prior year HOME funds for a total of \$688,821 toward Housing Rehabilitation.

- a. Project Description. The rehabilitation of very low, low and moderate income substandard housing remains a priority, with elderly and handicapped citizens being the main focus of the program. Elderly households are a priority and make up a large portion of the low and moderate income households in substandard housing. Funds are available citywide, but the City has place a

priority on eligible units located in the Downtown East Redevelopment area.

Assistance will be provided in the form of loans with zero percent deferred loans provided to eligible very low and low income residents (less than 30% area median household income), zero percent loans for residents with income not exceeding 60% area median household income, and 2% loans for households with incomes between 60% and 80% area median income. Upon completion, all units must meet HUD's Section Housing Quality Standards, NC State Building codes for all applicable work, plus energy standards to ensure a higher degree of energy efficiency and affordability to the resident. For rental units that receive rehabilitation assistance, rents cannot exceed HUD's Fair Market Rents for the area.

All work will be performed by qualified contractors with all appropriate licenses and certifications required to perform HUD-funded housing rehabilitation work. The City will prepare the work write-ups, cost estimates, bidding documents, inspections, income and eligibility verifications, temporary relocation assistance, contract preparation and review and approvals, development of policies and procedures, monitoring and documentation to ensure compliance with federal and state requirements. The City will provide housing counseling to the qualified residents or refer them to an appropriate agency as needed.

Financial management will be provided by the City Finance Department and Community Development staff, including IDIS, ensuring that all vendor and contractor invoices and payments comply with applicable proper accounting practices and procedures.

Older homes will be inspected for asbestos and homes built before 1978 will be inspected for lead-based paint by qualified licensed inspectors. Based on the outcome of these risk assessments, the home may require abatement in order to satisfy state and federal regulations. If necessary, temporary relocation assistance will be provided to the residents under the City's Optional Relocation Policy. All hazardous material abatement or interim control measures will be done by certified abatement contractors or those with Safe Worker training certification, depending on the severity of the situation. All homes needing hazardous material abatement or interim controls will be reinspected for clearance.

The City will provide one-for-one replacement of units when it is determined that rehabilitation is not economically feasible. If the estimated cost of rehabilitation exceeds 50% of the tax value of the structure, the one-for-one replacement option will be considered. In order to assure the aesthetic cohesiveness of older neighborhoods, the City will research home designs to find home designs that will match existing homes in the neighborhood, and to satisfy any historic district requirements.

The City has a policy of not spending more than \$30,000 for rehabilitation per unit and has set a goal of completing 5 rehabilitation units in FY 2005, including one-for-one replacement.

- b. Project Locations- It is anticipated that the majority of available funding for this initiative shall be invested in the Downtown East Redevelopment Area.

Should the City apply for and receive Single Family Rehabilitation (SFR) funds from the North Carolina Housing Finance Agency, those funds will be used for scattered sites outside the Downtown East Redevelopment Area. The City could apply for up to \$300,000 to rehabilitate 5 single family owner-occupied units.

- c. Project Monitoring- Units receiving assistance with CDBG funds will be brought into compliance with Section 8 housing quality standards. All work performed with CDBG funds will be done in accordance with the North Carolina Residential Building Code, as amended. The City will maintain records of income, housing quality standards, building, hazard abatement, ERR, and occupancy permits. Incomes of all adult household residents will be verified and maintained in accordance with HUD guidelines.
- d. Citation – 24 CFR 570.202 (a)(1),(b), (c), 24 CFR 570.208 (a) (3), and 24 CFR 92.205(a)
- e. Benefit – LMI Housing. The City will verify incomes of all households receiving assistance under its rehabilitation program. All households receiving assistance will have median family incomes at 80% or less of median family income at time of application during the program year (50% for the SFR program requirements).

Priority 2: Homebuyer assistance for first time homebuyers to provide additional affordable housing opportunities that benefit low to moderate income households seeking homeownership.

- a. Project Description. In FY 2005 the City will loan \$27,403 of FY 2005 HOME funds, \$2,000 in program income, \$122,235 in prior year CDBG funding, and \$328,428 in prior year HOME funding for a total of \$151,638 for homebuyer assistance loans for low and moderate income first time homebuyers. The City will partner with area lenders and realtors to provide downpayment and closing cost assistance to LMI homebuyers.

Assistance will be provided in the form of zero percent deferred loans of \$7,500 in HOME funds. The loan amount will decrease at a rate of 20% per year and at the end of five years will be forgiven and considered paid in full. Repayment or recapture of the funds will be triggered only upon the sale of the property, refinance, or transfer of title.

- b. Project Location- These funds will be used for properties purchased as homeownership within the City.
- c. Project Monitoring- The City will verify incomes of all households receiving assistance under this program. All households receiving assistance will have median family incomes at 80% or less of median family income at time of application during the program year. Units purchased with CDBG funds will be inspected for compliance with Section 8 housing quality standards, and lead based paint requirements. The City will maintain records of income, housing quality standards, and lead based paint status.
- d. Citation – 24 CFR 92.205(a), and 24 CFR 570.201(n)
- e. Benefit – LMI Housing

Priority 3: Public Facilities.

- a. CDBG Project Description- The City intends to invest \$164,525 of available Annual Action Plan FY 2005 CDBG funds plus \$14,791 in prior year CDBG funds to construct needed curbing, gutters, and sidewalks along the City's right-of-ways, installation of municipal water and wastewater lines to low and moderate income areas.
- b. Project Locations- All public facility improvements will be installed at identified and verifiable low/mod areas located within the City. All installation/construction work will be done by City forces.
- c. Project Monitoring- Neighborhoods receiving assistance public facility improvements will be primarily low and moderate income

areas, in accordance with CHAS data. The City will adhere to all federally required procurement, safety and labor standards.

- d. Citation – 24 CFR 570.201(c) , and 24 CFR 570.208 (a)(1)
- e. Benefit – LMI Area

Priority 4: After School Enrichment Program / Public Services. The City will provide after school and summer enrichment programs for school age children in City’s Public Housing.

- a. CDBG Activity Description- The City will invest \$69,121, or 15% of available Annual Action Plan FY 2005 CDBG funds, to assist eligible non-profit organizations to operate educational enrichment programs that will target children and youths. The program will target tenants of the City’s Public Housing but all low and moderate income families within the City are eligible to participate.
- b. Project Location- These funds will be used for eligible public services activities within the City of Goldsboro.
- c. Project Monitoring- The City of Goldsboro Community Development Department shall monitor the use of CDBG funds associated with this activity.
- d. Citation – 24 CFR 570.201 (e), and 24 CFR 570.208 (a)(1)
- e. Benefit – LMI Area

Priority 5: Acquisition, Demolition and Clearance.

- a. CDBG Project Description- In FY 2005 the City will invest \$10,000 of available FY 2005 CDBG funds to be used in the demolition of severely dilapidated housing that are not economically feasible for rehabilitation as well as the for the demolition of vacant, dilapidated dwellings and commercial structures to eliminate slum and blighted conditions. Funds may also be used to clear lots with excessive amounts of debris.
- b. Project Location- It is anticipated that the majority of available funding for this initiative shall be invested in the Downtown East Redevelopment Area.
- c. Project Monitoring- The City will follow all appropriate procurement, relocation, acquisition, labor and safety standards, and disposal laws necessary to complete this project.

- d. Citation – 24 CFR 570.201(a)(d) and 24 CFR570.208(a)(1)(b)
- e. Benefit – LMI Housing. The City will verify incomes of all occupants of housing units replaced under this program. For lots and structures not being used residential uses, the benefit will be LMI Area.

Priority 6: CHDO Activity.

- a. CHDO Activity Description- In FY 2005, the City will provide funds in the amount of \$230,000 or approximately 80% of the HOME allocation, plus \$399,134 in prior year HOME funding, to be used by Wayne Uplift Resource Association, Inc. and the Goldsboro Development Corporation, Inc, a subsidiary of Goldsboro Housing Authority. Both of these organizations are certified CHDO’s approved by City Council.

Wayne Uplift will use funds to purchase land and to construct new homes for first time, low and moderate income homebuyers. Wayne Uplift will continue to construct houses in the Harris Street Estates. Homes are to be made affordable to those in the 65-80% of area median household income range, and homes will only be built as buyers are qualified by a bank for a loan. Bids will be taken from area contractors based on a variety of home designs and sizes.

Goldsboro Development Corporation will use funds for purchase and rehabilitation existing units to LMI first time homebuyers. The City has set a goal of five families to be assisted with these two CHDO programs.

Upon the sale of the homes constructed by these agencies, the program income received back will be used by the CHDO’s to continue the construction of new homes, thereby creating an ongoing revenue source.

Note: Program income received upon the sale of the homes constructed or those rehabilitated and sold may also be returned to the City. These funds may be used for single-family rehabilitation in areas outside the Downtown East Redevelopment Area to ensure that rehabilitation opportunities are still available to income eligible residents citywide.

- b. Project Location- Citywide

- c. Program Monitoring- The City of Goldsboro Community Development Department shall monitor the use of CDBG funds associated with this activity.
- d. Citation – 24 CFR 92.205
- e. Benefit – LMI Housing

Priority 7: Transitional Housing.

- a. Activity Description- In FY 2005, the City will provide funds to the Salvation Army in the amount of \$100,000 in prior year CDBG funds to assist with the expansion of the existing Salvation Army facility. Currently, the Salvation Army shelter can accommodate 22 people (including one family as a unit). Funds from the City will be used to update its emergency shelter, including adding a four-room apartment to their existing shelter to provide transitional housing for up to six months at no charge.
- b. Project Location- The Salvation Army is located at 610 N. William Street.
- c. Program Monitoring- The City of Goldsboro Community Development Department shall monitor the use of CDBG funds associated with this activity.
- d. Citation – 24 CFR 750.201(c)
- e. Benefit – Limited Clientele

Priority 8: Temporary Relocation.

- a. Project Activity Description- The City will invest \$25,000 of available FY 2005 CDBG funds, \$29,976 in prior year CDBG funds, and \$18,705 in prior year HOME funds for a total of \$73,681 for temporary relocation benefits. During the rehabilitation of some units or during the reconstruction of others, it is necessary to temporarily displace the occupants. In cases of lead-based paint abatement, the need for relocation is vital to protect the occupants of the home, particularly children and pregnant women. Benefits will extend until such time as the renovation or reconstruction is complete and/or it is safe for the occupants to re-enter the home. A goal of five (5) households will be assisted.
- b. Project Location- Citywide.

- c. Program Monitoring- The City of Goldsboro Community Development Department shall monitor the use of CDBG funds associated with this activity.
- d. Citation – 24 CFR 570.202
- e. Benefit – LMI Housing

Priority 9: Economic Development Activities.

- a. CDBG Activity Description- The City will invest \$175,000 of prior year CDBG funds for economic development activities. Funds are available to new or existing industries to assist with the construction, expansion, or purchase of land, buildings or equipment, or to extend necessary infrastructure to new facilities. Assistance will be provided in the form of below market rate loans. Economic development funds will be transferred to fund other programs as needed.
- b. Project Location- Citywide, in areas planned for and zoned for commercial and industrial uses.
- c. Program Monitoring- The City of Goldsboro Community Development Department shall monitor the use of CDBG funds associated with this activity.
- d. Citation – 24 CFR 570.203, and 24 CFR 570.209
- e. Benefit – LMI jobs

Priority 10: General Program Administration.

- a. Activity Description. The City of Goldsboro anticipates requiring \$92,162, or 20.0% of available Annual Action Plan FY 2005 CDBG funds, and \$28,600, 10% of FY 2005 HOME funds, to be applied to general administrative costs associated with administering the City’s Community Development Block Grant and HOME activities, in compliance with applicable provisions of 24 CFR 570.206(a) and 570.208(a)(1).

During FY 2005, particular emphasis will be placed on promoting the various programs available with CDBG and HOME funds, particularly the rental rehabilitation program and economic development loans. Administrative activities will include updating the City’s Analysis of Impediments to Fair Housing and participation in the Continuum of Care planning process, preparing and maintaining an environmental review record for all program activities. Also, home maintenance training and materials will be

developed for those who have received rehabilitation assistance and homebuyer assistance to further ensure the long term viability of the units assisted with HUD funds. Administrative funds will also be used to provide the Homebuyer Education course required for those receiving homebuyer assistance.

- b. Citation – 24 CFR 570.206(a), 24 CFR 570.208(a)(1), and 24 CFR 92.207

COORDINATION EFFORTS

The City of Goldsboro proactively 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 promote positive community outcomes. In continuing this ongoing effort, the City of Goldsboro has adopted the following initiatives to coordinate and optimize the efforts of all parties participating in the implementation of the City’s Annual Action Plan FY 2005

1. Preservation of the City’s housing stock
 - a. The City will continue single-family owner-occupied and rental rehabilitation program(s) that assist low and moderate income households in maintaining decent housing through the use of available program funds and program guidelines;
 - b. The City will support the efforts of the Goldsboro Housing Authority in maintaining the integrity of the public housing inventory to provide safe, decent and affordable housing opportunities for qualifying residents;
2. Affordable housing opportunities
 - a. The City will assist non-profit housing providers with the acquisition and rehabilitation of existing substandard housing to provide quality affordable homeownership opportunities for low and moderate income families;
 - b. The City will support the efforts of the Goldsboro Housing Authority in applying for grants to continue rental assistance programs that provide decent affordable housing opportunities for the City’s low-income residents;
 - c. The City will continue to identify potential housing sites that are conducive to the future development of affordable housing and are in compliance with location criteria established by HUD;
 - d. The City will continue to encourage private, for-profit, builders to join in public-private affordable housing ventures that provide additional affordable housing opportunities within the City;
 - e. The City will assist Wayne Uplift Resources Association, Inc. and the Goldsboro Development Corporation, Inc., both certified CHDO’s, in their efforts to provide

affordable housing opportunities for qualifying low to moderate income persons meeting HUD's assistance criteria; The City will participate in the North Carolina Housing Finance Agency's Down Payment Assistance and Mortgage Financing Program that provide affordable homeownership opportunities to qualifying first time homebuyers.

3. Goldsboro Housing Authority's Resident Participation

The City Housing Authority will proactively seek resident participation in the management of the Goldsboro Housing Authority's housing inventory through organized resident committees, boards, and forums that provide vehicles for constructive ideas and concerns that positively influence resident life.

4. Lead Based Paint Hazards

The City will use portions of available CDBG and HOME funds to remedy lead based paint hazards that have been identified by guidelines established by the U.S. Department of Housing and Urban Development as posing health threats to occupants of housing undergoing rehabilitation in conjunction with one of the City's impacted housing rehabilitation programs, in accordance with accepted lead abatement practices.

5. Reduce Poverty

- a. The City will continue to participate with local agencies, faith-based or church groups, and non-profit organizations that provide shelter and transitional housing opportunities that benefit homeless and transient families and individuals;
- b. The City will support the efforts of the Salvation Army and all other organizations that aid homeless persons;
- c. The City will support the efforts of non-profit organizations that provide enrichment program designed to develop individual coping skills for productive adult lives;
- d. The City will support the efforts of Lighthouse of Wayne County, Inc, a non-profit organization that has served as lead agency in the development of a Continuum of Care initiative that benefits homeless persons and families in Goldsboro and Wayne County.
- d. The City will continue to promote a healthy business environment that encourages quality economic development that provides meaningful employment opportunities for the City's residents.

ANTI-POVERTY STRATEGY

The City of Goldsboro's anti-poverty strategy focuses on education, meaningful employment opportunities, and a comprehensive Continuum of Care initiative that provides opportunities for homeless persons and families to realize productive lives.

- a. The City will continue to support the efforts of area public and private educational institutions that provide essential skills for productive lives;
- b. The City will develop a Neighborhood Revitalization Strategy plan for the Downtown East Revitalization Plan, detailing actions to be taken to eliminate substandard housing, clearance of slum and blighting conditions, identify properties and structures that can be improved or reused for continued economic development and community improvement, identify partners and resources available to help with the revitalization, as well as develop priorities and a funding strategy to implement the plan.
- c. The City will continue to encourage quality economic development that provides meaningful employment opportunities for its residents;
- d. The City will support the efforts of Lighthouse of Wayne County, Inc., a non-profit organization dedicated to providing emergency assistance, transitional housing opportunities, and goal-oriented self-sufficiency programs for homeless persons and families through a comprehensive Continuum of Care initiative.

CITIZEN PARTICIPATION

The Community Development Department of the City of Goldsboro held two public meetings in January 2005 to obtain input for the Annual Action Plan. The meetings were held at the Herman Park Center on East Ash Street. A detailed list of comments and requests from those meetings is attached. Although some of the comments and requests cited by the community are outside the scope of the Action Plan and HUD regulations, the majority of issues raised are CDBG eligible activities and are being addressed in this Annual Action Plan. Those issues addressed in this Plan include continued support of youth programs, housing rehabilitation, new housing construction, public services, downpayment assistance for first-time homebuyers, transitional housing and the needs of the homeless, and infrastructure needs of the City's low and moderate income neighborhoods.

Other items on this list are functions of regular City operations and have been referred to the appropriate departments for action.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice

under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2005, 2007 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by

a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official Date

Title

OPTIONAL CERTIFICATION CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

SPECIFIC HOME CERTIFICATIONS

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Title

ESG CERTIFICATIONS

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Signature/Authorized Official

Date

Title

HOPWA CERTIFICATIONS

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

222 N. Center Street
City Hall Annex
Goldsboro, Wayne County, North Carolina 27530

103 N. John Street
Goldsboro, Wayne County, North Carolina 27530

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

ATTACHMENT A

24 CFR §570.606 Displacement, relocation, acquisition, and replacement of housing.

(a) *General policy for minimizing displacement.* Consistent with the other goals and objectives of this part, grantees (or States or state recipients, as applicable) shall assure that they have taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of activities assisted under this part.

(b) *Relocation assistance for displaced persons at URA levels.* (1) A displaced person shall be provided with relocation assistance at the levels described in, and in accordance with the requirements of 49 CFR part 24, which contains the government-wide regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) ([42 U.S.C. 4601](#)–4655).

(2) *Displaced person.* (i) For purposes of paragraph (b) of this section, the term “*displaced person*” means any person (family, individual, business, nonprofit organization, or farm) that moves from real property, or moves his or her personal property from real property, permanently and involuntarily, as a direct result of rehabilitation, demolition, or acquisition for an activity assisted under this part. A permanent, involuntary move for an assisted activity includes a permanent move from real property that is made:

(A) After notice by the grantee (or the state recipient, if applicable) to move permanently from the property, if the move occurs after the initial official submission to HUD (or the State, as applicable) for grant, loan, or loan guarantee funds under this part that are later provided or granted.

(B) After notice by the property owner to move permanently from the property, if the move occurs after the date of the submission of a request for financial assistance by the property owner (or person in control of the site) that is later approved for the requested activity.

(C) Before the date described in paragraph (b)(2)(i)(A) or (B) of this section, if either HUD or the grantee (or State, as applicable) determines that the displacement directly resulted from acquisition, rehabilitation, or demolition for the requested activity.

(D) After the “initiation of negotiations” if the person is the tenant-occupant of a dwelling unit and any one of the following three situations occurs:

(1) The tenant has not been provided with a reasonable opportunity to lease and occupy a suitable decent, safe, and sanitary dwelling in the same building/complex upon the completion of the project, including a monthly rent that does not exceed the greater of the tenant's monthly rent and estimated average utility costs before the initiation of negotiations or 30 percent of the household's average monthly gross income; or

(2) The tenant is required to relocate temporarily for the activity but the tenant is not offered payment for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporary location and any increased housing costs, or other conditions of the temporary relocation are not reasonable; and the tenant does not return to the building/complex; or

(3) The tenant is required to move to another unit in the building/complex, but is not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move.

(ii) Notwithstanding the provisions of paragraph (b)(2)(i) of this section, the term “*displaced person*” does not include:

(A) A person who is evicted for cause based upon serious or repeated violations of material terms of the lease or occupancy agreement. To exclude a person on this basis, the grantee (or State or state recipient, as applicable) must determine that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance under this section;

(B) A person who moves into the property after the date of the notice described in paragraph (b)(2)(i)(A) or (B) of this section, but who received a written notice of the expected displacement before occupancy.

(C) A person who is not displaced as described in 49 CFR 24.2(g)(2).

(D) A person who the grantee (or State, as applicable) determines is not displaced as a direct result of the acquisition, rehabilitation, or demolition for an assisted activity. To exclude a person on this basis, HUD must concur in that determination.

(iii) A grantee (or State or state recipient, as applicable) may, at any time, request HUD to determine whether a person is a displaced person under this section.

(3) *Initiation of negotiations.* For purposes of determining the type of replacement housing assistance to be provided under paragraph (b) of this section, if the displacement is the direct result of privately undertaken rehabilitation, demolition, or acquisition of real property, the term “*initiation of negotiations*” means the execution of the grant or loan agreement between the grantee (or State or state recipient, as applicable) and the person owning or controlling the real property.

(c) *Residential antidisplacement and relocation assistance plan.* The grantee shall comply with the requirements of [24 CFR part 42](#), subpart B.

(d) *Optional relocation assistance.* Under section 105(a)(11) of the Act, the grantee may provide (or the State may permit the state recipient to provide, as applicable) relocation payments and other relocation assistance to persons displaced by activities that are not subject to paragraph (b) or (c) of this section. The grantee may also provide (or the State may also permit the state recipient to provide, as applicable) relocation assistance to persons receiving assistance under paragraphs (b) or (c) of this section at levels in excess of those required by these paragraphs. Unless such assistance is provided under State or local law, the grantee (or state recipient, as applicable) shall provide such assistance only upon the basis of a written determination that the assistance is appropriate (see, e.g., [24 CFR 570.201\(i\)](#), as applicable). The grantee (or state recipient, as applicable) must adopt a written policy available to the public that describes the relocation assistance that the grantee (or state recipient, as applicable) has elected to provide and that provides for equal relocation assistance within each class of displaced persons.

(e) *Acquisition of real property.* The acquisition of real property for an assisted activity is subject to 49 CFR part 24, subpart B.

(f) *Appeals.* If a person disagrees with the determination of the grantee (or the state recipient, as applicable) concerning the person's eligibility for, or the amount of, a relocation payment under this section, the person may file a written appeal of that determination with the grantee (or state recipient, as applicable). The appeal procedures to be followed are described in 49 CFR 24.10. In addition, a low- or moderate-income household that has been displaced from a dwelling may file a written request for review of the grantee's decision to the HUD Field Office. For purposes of the State CDBG program, a low- or moderate-income household may file a written request for review of the state recipient's decision with the State.

(g) *Responsibility of grantee or State.* (1) The grantee (or State, if applicable) is responsible for ensuring compliance with the requirements of this section, notwithstanding any third party's contractual obligation to the grantee to comply with the provisions of this section. For purposes of the State CDBG program, the State shall require state recipients to certify that they will comply with the requirements of this section.

(2) The cost of assistance required under this section may be paid from local public funds, funds provided under this part, or funds available from other sources.

(3) The grantee (or State and state recipient, as applicable) must maintain records in sufficient detail to demonstrate compliance with the provisions of this section.

49 CFR §24.101 Applicability of acquisition requirements.

(a) *General.* The requirements of this subpart apply to any acquisition of real property for a Federal program or project, and to programs and projects where there is Federal financial assistance in any part of project costs except for:

(1) Voluntary transactions that meet all of the following conditions:

(i) No specific site or property needs to be acquired, although the Agency may limit its search for alternative sites to a general geographic area. Where an Agency wishes to purchase more than one site within a geographic area on this basis, all owners are to be treated similarly.

(ii) The property to be acquired is not part of an intended, planned, or designated project area where all or substantially all of the property within the area is to be acquired within specific time limits.

(iii) The Agency will not acquire the property in the event negotiations fail to result in an amicable agreement, and the owner is so informed in writing.

(iv) The Agency will inform the owner of what it believes to be the fair market value of the property.

(2) Acquisitions for programs or projects undertaken by an Agency or person that receives Federal financial assistance but does not have authority to acquire property by eminent domain, provided that such Agency or person shall:

(i) Prior to making an offer for the property, clearly advise the owner that it is unable to acquire the property in the event negotiations fail to result in an amicable agreement; and

(ii) Inform the owner of what it believes to be fair market value of the property.

(3) The acquisition of real property from a Federal agency, State, or State agency, if the Agency desiring to make the purchase does not have authority to acquire the property through condemnation.

(4) The acquisition of real property by a cooperative from a person who, as a condition of membership in the cooperative, has agreed to provide without charge any real property that is needed by the cooperative.

(5) Acquisition for a program or project which is undertaken by, or receives Federal financial assistance from, the Tennessee Valley Authority or the Rural Electrification Administration.

(b) *Less-than-full-fee interest in real property.* In addition to fee simple title, the provisions of this subpart apply when acquiring fee title subject to retention of a life estate or a life use; to acquisition by leasing where the lease term, including option(s) for extension, is 50 years or more; and to the acquisition of permanent easements. (See appendix A of this part, §24.101(b).)

(c) *Federally-assisted projects.* For projects receiving Federal financial assistance, the provisions of §§24.102, 24.103, 24.104, and 24.105 apply to the greatest extent practicable under State law. (See §24.4(a).)

[54 FR 8928, Mar. 2, 1989; 54 FR 24712, June 9, 1989; 58 FR 26072, Apr. 30, 1993]

§24.102 Basic acquisition policies.

(a) *Expeditious acquisition.* The Agency shall make every reasonable effort to acquire the real property expeditiously by negotiation.

(b) *Notice to owner.* As soon as feasible, the owner shall be notified of the Agency's interest in acquiring the real property and the basic protections, including the agency's obligation to secure an appraisal, provided to the owner by law and this part. (See also §24.203.)

(c) *Appraisal, waiver thereof, and invitation to owner.* (1) Before the initiation of negotiations the real property to be acquired shall be appraised, except as provided in §24.102(c)(2), and the owner, or the owner's designated representative, shall be given an opportunity to accompany the appraiser during the appraiser's inspection of the property.

(2) An appraisal is not required if the owner is donating the property and releases the Agency from this obligation, or the Agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the fair market value is estimated at \$2,500 or less, based on a review of available data.

(d) *Establishment and offer of just compensation.* Before the initiation of negotiations, the Agency shall establish an amount which it believes is just compensation for the real property. The amount shall not be less than the approved appraisal of the fair market value of the property, taking into account the value of allowable damages or benefits to any remaining property. (See also §24.104.) Promptly thereafter, the Agency shall make a written offer to the owner to acquire the property for the full amount believed to be just compensation.

(e) *Summary statement.* Along with the initial written purchase offer, the owner shall be given a written statement of the basis for the offer of just compensation, which shall include:

(1) A statement of the amount offered as just compensation. In the case of a partial acquisition, the compensation for the real property to be acquired and the compensation for damages, if any, to the remaining real property shall be separately stated.

(2) A description and location identification of the real property and the interest in the real property to be acquired.

(3) An identification of the buildings, structures, and other improvements (including removable building equipment and trade fixtures) which are considered to be part of the real property for which the offer of just compensation is made. Where appropriate, the statement shall identify any separately held ownership interest in the property, e.g., a tenant-owned improvement, and indicate that such interest is not covered by the offer.

(f) *Basic negotiation procedures.* The Agency shall make reasonable efforts to contact the owner or the owner's representative and discuss its offer to purchase the property, including the basis for the offer of just compensation; and, explain its acquisition policies and procedures, including its payment of incidental expenses in accordance with §24.106. The owner shall be given reasonable opportunity to consider the offer and present material which the owner believes is relevant to determining the value of the property and to suggest modification in the proposed terms and conditions of the purchase. The Agency shall consider the owner's presentation.

(g) *Updating offer of just compensation.* If the information presented by the owner, or a material change in the character or condition of the property, indicates the need for new appraisal information, or if a significant delay has occurred since the time of the appraisal(s) of the property, the Agency shall have the appraisal(s) updated or obtain a new appraisal(s). If the latest appraisal information indicates that a change in the purchase offer is warranted, the Agency shall promptly reestablish just compensation and offer that amount to the owner in writing.

(h) *Coercive action.* The Agency shall not advance the time of condemnation, or defer negotiations or condemnation or the deposit of funds with the court, or take any other coercive action in order to induce an agreement on the price to be paid for the property.

(i) *Administrative settlement.* The purchase price for the property may exceed the amount offered as just compensation when reasonable efforts to negotiate an agreement at that amount have failed and an authorized Agency official approves such administrative settlement as being reasonable, prudent, and in the public interest. When Federal funds pay for or participate in acquisition costs, a written justification shall be prepared which indicates that available information (e.g., appraisals, recent court awards, estimated trial costs, or valuation problems) supports such a settlement.

(j) *Payment before taking possession.* Before requiring the owner to surrender possession of the real property, the Agency shall pay the agreed purchase price to the owner, or in the case of a condemnation, deposit with the court, for the benefit of the owner, an amount not less than the Agency's approved appraisal of the fair market value of such property, or the court award of compensation in the condemnation proceeding for the property. In exceptional circumstances, with the prior approval of the owner, the Agency may obtain a right-of-entry for construction purposes before making payment available to an owner.

(k) *Uneconomic remnant.* If the acquisition of only a portion of a property would leave the owner with an uneconomic remnant, the Agency shall offer to acquire the uneconomic remnant along with the portion of the property needed for the project. (See §24.2.)

(l) *Inverse condemnation.* If the Agency intends to acquire any interest in real property by exercise of the power of eminent domain, it shall institute formal condemnation proceedings and not intentionally make it necessary for the owner to institute legal proceedings to prove the fact of the taking of the real property.

(m) *Fair rental.* If the Agency permits a former owner or tenant to occupy the real property after acquisition for a short term or a period subject to termination by the Agency on short notice, the rent shall not exceed the fair market rent for such occupancy.

[54 FR 8928, Mar. 2, 1989, as amended at 64 FR 7132, Feb. 12, 1999]

§24.103 Criteria for appraisals.

(a) *Standards of appraisal.* The format and level of documentation for an appraisal depend on the complexity of the appraisal problem. The Agency shall develop minimum standards for appraisals consistent with established and commonly accepted appraisal practice for those acquisitions which, by virtue of their low value or simplicity, do not require the in-depth analysis and presentation necessary in a detailed appraisal. A detailed appraisal shall be prepared for all other acquisitions. A detailed appraisal shall reflect nationally recognized appraisal standards,

including, to the extent appropriate, the Uniform Appraisal Standards for Federal Land Acquisition. An appraisal must contain sufficient documentation, including valuation data and the appraiser's analysis of that data, to support his or her opinion of value. At a minimum, a detailed appraisal shall contain the following items:

(1) The purpose and/or the function of the appraisal, a definition of the estate being appraised, and a statement of the assumptions and limiting conditions affecting the appraisal.

(2) An adequate description of the physical characteristics of the property being appraised (and, in the case of a partial acquisition, an adequate description of the remaining property), a statement of the known and observed encumbrances, if any, title information, location, zoning, present use, an analysis of highest and best use, and at least a 5-year sales history of the property.

(3) All relevant and reliable approaches to value consistent with commonly accepted professional appraisal practices. When sufficient market sales data are available to reliably support the fair market value for the specific appraisal problem encountered, the Agency, at its discretion, may require only the market approach. If more than one approach is utilized, there shall be an analysis and reconciliation of approaches to value that are sufficient to support the appraiser's opinion of value.

(4) A description of comparable sales, including a description of all relevant physical, legal, and economic factors such as parties to the transaction, source and method of financing, and verification by a party involved in the transaction.

(5) A statement of the value of the real property to be acquired and, for a partial acquisition, a statement of the value of the damages and benefits, if any, to the remaining real property, where appropriate.

(6) The effective date of valuation, date of appraisal, signature, and certification of the appraiser.

(b) *Influence of the project on just compensation.* To the extent permitted by applicable law, the appraiser shall disregard any decrease or increase in the fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner.

(c) *Owner retention of improvements.* If the owner of a real property improvement is permitted to retain it for removal from the project site, the amount to be offered for the interest in the real property to be acquired shall be not less than the difference between the amount determined to be just compensation for the owner's entire interest in the real property and the salvage value (defined at §24.2) of the retained improvement.

(d) *Qualifications of appraisers.* (1) The Agency shall establish criteria for determining the minimum qualifications of appraisers. Appraiser qualifications shall be consistent with the level of difficulty of the appraisal assignment. The Agency shall review the experience, education, training, and other qualifications of appraisers, including review appraisers, and utilize only those determined to be qualified.

(2) If the appraisal assignment requires the preparation of a detailed appraisal pursuant to §24.103(a), and the Agency uses a contract (fee) appraiser to perform the appraisal, such

appraiser shall be certified in accordance with title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) ([12 U.S.C. 3331](#) *et seq.*).

(e) *Conflict of interest.* No appraiser or review appraiser shall have any interest, direct or indirect, in the real property being appraised for the Agency that would in any way conflict with the preparation or review of the appraisal. Compensation for making an appraisal shall not be based on the amount of the valuation. No appraiser shall act as a negotiator for real property which that person has appraised, except that the Agency may permit the same person to both appraise and negotiate an acquisition where the value of the acquisition is \$2,500, or less.

[54 FR 8928, Mar. 2, 1989, as amended at 57 FR 33266, July 27, 1992; 57 FR 53295, Nov. 9, 1992; 64 FR 7132, Feb. 12, 1999]

§24.104 Review of appraisals.

The Agency shall have an appraisal review process and, at a minimum:

(a) A qualified reviewing appraiser shall examine all appraisals to assure that they meet applicable appraisal requirements and shall, prior to acceptance, seek necessary corrections or revisions.

(b) If the reviewing appraiser is unable to approve or recommend approval of an appraisal as an adequate basis for the establishment of the offer of just compensation, and it is determined that it is not practical to obtain an additional appraisal, the reviewing appraiser may develop appraisal documentation in accordance with §24.103 to support an approved or recommended value.

(c) The review appraiser's certification of the recommended or approved value of the property shall be set forth in a signed statement which identifies the appraisal reports reviewed and explains the basis for such recommendation or approval. Any damages or benefits to any remaining property shall also be identified in the statement.

§24.105 Acquisition of tenant-owned improvements.

(a) *Acquisition of improvements.* When acquiring any interest in real property, the Agency shall offer to acquire at least an equal interest in all buildings, structures, or other improvements located upon the real property to be acquired, which it requires to be removed or which it determines will be adversely affected by the use to which such real property will be put. This shall include any improvement of a tenant-owner who has the right or obligation to remove the improvement at the expiration of the lease term.

(b) *Improvements considered to be real property.* Any building, structure, or other improvement, which would be considered to be real property if owned by the owner of the real property on which it is located, shall be considered to be real property for purposes of this subpart.

(c) *Appraisal and establishment of just compensation for tenant-owned improvements.* Just compensation for a tenant-owned improvement is the amount which the improvement contributes to the fair market value of the whole property or its salvage value, whichever is greater. (Salvage value is defined at §24.2.)

(d) *Special conditions.* No payment shall be made to a tenant-owner for any real property improvement unless:

- (1) The tenant-owner, in consideration for the payment, assigns, transfers, and releases to the Agency all of the tenant-owner's right, title, and interest in the improvement; and
- (2) The owner of the real property on which the improvement is located disclaims all interest in the improvement; and
- (3) The payment does not result in the duplication of any compensation otherwise authorized by law.

(e) *Alternative compensation.* Nothing in this subpart shall be construed to deprive the tenant-owner of any right to reject payment under this subpart and to obtain payment for such property interests in accordance with other applicable law.

[54 FR 8928, Mar. 2, 1989; 54 FR 24712, June 9, 1989, as amended at 64 FR 7132, Feb. 12, 1999]

§24.106 Expenses incidental to transfer of title to the Agency.

(a) The owner of the real property shall be reimbursed for all reasonable expenses the owner necessarily incurred for:

(1) Recording fees, transfer taxes, documentary stamps, evidence of title, boundary surveys, legal descriptions of the real property, and similar expenses incidental to conveying the real property to the Agency. However, the Agency is not required to pay costs solely required to perfect the owner's title to the real property; and

(2) Penalty costs and other charges for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property; and

(3) The pro rata portion of any prepaid real property taxes which are allocable to the period after the Agency obtains title to the property or effective possession of it, whichever is earlier.

(b) Whenever feasible, the Agency shall pay these costs directly so that the owner will not have to pay such costs and then seek reimbursement from the Agency.

§24.107 Certain litigation expenses.

The owner of the real property shall be reimbursed for any reasonable expenses, including reasonable attorney, appraisal, and engineering fees, which the owner actually incurred because of a condemnation proceeding, if:

(a) The final judgment of the court is that the Agency cannot acquire the real property by condemnation; or

(b) The condemnation proceeding is abandoned by the Agency other than under an agreed-upon settlement; or

(c) The court having jurisdiction renders a judgment in favor of the owner in an inverse condemnation proceeding or the Agency effects a settlement of such proceeding.

§24.108 Donations.

An owner whose real property is being acquired may, after being fully informed by the Agency of the right to receive just compensation for such property, donate such property or any part

thereof, any interest therein, or any compensation paid therefor, to the Agency as such owner shall determine. The Agency is responsible for assuring that an appraisal of the real property is obtained unless the owner releases the Agency from such obligation, except as provided in §24.102(c)(2).

ATTACHMENT B

Neighborhood Revitalization Strategy Areas

A neighborhood revitalization strategy includes the economic empowerment of low- and moderate-income persons allows cities greater flexibility in the use of CDBG funds in the revitalization area(s). These incentives are as follows:

- (1) **Job Creation/Retention as Low/Mod Area Benefit:** Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i));
- (2) **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low- and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii));
- (3) **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209(b)(2)(v)(L) and (M)); and,
- (4) **Public Service Cap Exemption:** Public services carried out pursuant to the strategy by a Community-Based Development Organization will be exempt from the public service cap (24 CFR 570.204(b)(2)(ii)).

In developing a neighborhood revitalization strategy, localities should consider that HUD will approve the strategy for this purpose only if it meets the following criteria:

- (1) **Boundaries:** The grantee has identified the neighborhood's boundaries for which the strategy applies. All areas within those boundaries must be contiguous.
- (2) **Demographic Criteria:** The designated area must be primarily residential and contain a percentage of low- and moderate-income residents that is equal to the "upper quartile percentage" (as computed by HUD pursuant to 24 CFR 570.208(a)(1)(ii)) or 70 percent, whichever is less, but not less than 51 percent)
- (3) **Consultation:** The strategy must be developed in consultation with the area's stakeholders, including residents, owners/operators

of businesses and financial institutions, non-profit organizations, and community groups that are in or serve the neighborhood;

(4) **Assessment:** The strategy must include an assessment of the economic situation in the area and an examination of economic development improvement opportunities and the problems likely to be encountered;

(5) **Economic Empowerment:** There must be a realistic development strategy and implementation plan to promote the area's economic progress focusing on activities to create meaningful jobs for the unemployed and low- and moderate-income residents of the area (including jobs created by HUD-assisted efforts) as well as activities to promote the substantial revitalization of the neighborhood; and

(6) **Performance Measurement:** The strategy must identify the results (e.g. physical improvements, social initiatives and economic empowerment) expected to be achieved, expressing them in terms that are readily measurable. This will be in the form of "benchmarks."

Since the grantee's HUD CPD Field Office representative will review the neighborhood strategy submission, the grantee should consult with its HUD representative to discuss what existing documents and information the grantee will be relying on for its submission and what information HUD will need to make this approval. Approval of the jurisdiction's Consolidated Plan does not imply approval of a neighborhood revitalization strategy proposal. HUD approval of any such strategy will be issued separately.

ATTACHMENT C

CITY OF GOLDSBORO CONSOLIDATED PLANNING NON PROFIT / AGENCY LEADERS MEETING

January 18, 2005

AGENCY DISCUSSIONS

Exodus House – Faith-based transitional setting for people after incarceration and/or recovery from substance abuse. Clients can stay from 6 months to 18 months. Up to 12 male clients at one time.

- Requires Christian participation
- Works with state “going home” initiative
- Problems – Funding
- Desired Results of Program – Total self sufficiency in an apartment setting at end of program.
- Job Skills – key to success of the program

Lighthouse of Wayne County – Domestic Violence Shelter

- Primarily women – up 24 women and their children
- Goal – transitional housing setting and permanent housing placement housing for women leaving their program.
- There is little housing for homeless women

Goldsboro Housing Authority

- 1,236 total units
- Units range up to 5-bedroom units
- 236 Section 8 vouchers
- Higher demand for two bedroom and lower bedroom units
- There are no specified elderly units
- Need afterschool programs for children
- Need job training, skill training, jobs for unemployed residents

Wayne County Department of Social Services

- Programs are income and needs based
- Problems seen by DSS:
 - Lack of affordable and adequate housing distributed equally
 - Housing tends to be one extreme or another (good to bad)
 - Needs jobs that provide livable wages
 - People cannot afford necessities
 - People without children and the elderly fall through the cracks and need housing rehab
 - Lack of job training
 - Substance abuse a major problem
 - Need for funding for programs
 - Need more communication and networking between agencies

Salvation Army – operates emergency shelter

- Currently can accommodate 22 people (including one family as a unit)
- They are negotiating with the City to update its emergency shelter
- They want to add a four-room apartment to their existing shelter to provide transitional housing for up to six months at no charge
- They work to build life skills for families
- Other shelters in Goldsboro include the Fordham House and City Mission
- There is no place for the chronic homeless – those with drug and alcohol addictions. Salvation Army had to dismiss 7 such homeless persons the previous week.
- Goldsboro Police Department is probably the best source on the number of chronically homeless in the City.

Red Cross – Provides disaster relief

- Single family house fires most common. Red Cross can house a family for one week. Provide short-term relief (24-36 hours after disaster)
- No income requirements
- They can provide small amount of money to help families move.
- They accept donations of food and clothing.
- They refer their families/clients to many of the other service provider agencies
- They assist approximately 200 families within the County each year
- They provide health and safety courses.

Eastpoint – Mental health and substance abuse treatment agency

- They serve Wayne, Duplin, Lenoir and Pitt Counties
- Need more funding for substance abuse long term treatment facility.
- They work with limited income clients and need funding to assist clients without insurance.
- They also serve individuals with developmental disabilities, some of whom end up as substance abusers.
- They have some residential services.
- Eastpoint is downsizing from 300 employees to 75 employees
- Problem – Mentally ill are being released with no where to go

The Tranz Center – Youth at risk programs

- They have one recreational center in Goldsboro
- Their programs serve 75 to 100 children school days between 3:30 and 6:00 pm, and have programs for adults after 6:00 pm.
- Crime rate creates risks for youth
- They need funding.
- They are using volunteers to start after school program between the Boys and Girls Club and the recreation department.
- Gang activity is growing in Goldsboro.

Goldsboro Development Corporation – low income housing provider

- They have provided 17 houses, and 8 with the City of Goldsboro
- They buy existing houses, rehab and resell
- They have 15 families/persons on their waiting list

City of Goldsboro – Administers CDBG and HOME programs which include:

- Homeowner rehabilitation – 5 homes per year
- Modular replacement program – 50% rule
- Own two relocation properties for rehab clients
- They help fund Goldsboro Development Corp and Wayne Uplift Association
- Afterschool enrichment program
- No rental rehab
- Has funded playground equipment replacement
- The City is developing a Continuum of Care plan
- WISH Program
- Infrastructure improvement assistance for Habitat for Humanity

UNMET NEEDS – Discussion from the whole group

- Economic Development
- Job training
- Transportation – transit needs to be broadened, hours extended
- Elderly housing – existing developments include Waynesboro House, Grace Village and Faith Estates, Downtown Hotel
- Crime and substance abuse prevention programs (the two are interconnected)
- Code Enforcement
- There is an exodus of higher income households from the City moving to eastern and northern Wayne County.
- Private water districts in the County allow for higher density development outside the City but no sewer. If the City annexes it has to pay the water district for lines.
- JOBS – there is nothing to attract businesses and many jobs are lost to overseas competitors
- Major employers use temp employees
- There is no up to date Continuum of Care plan
- There is a need for programs addressing women’s issues and empowerment.
- There are areas needing redevelopment
- Education is needed to attract new industries.
- There is a lack of emergency shelters for families
- There is a need for transitional housing
- There is a need for drug and alcohol treatment facilities for women
- There is no long term treatment program for drug and alcohol abusers
- There is a need for a “training center” or community center in LMI neighborhoods.

**CITY OF GOLDSBORO
CONSOLIDATED PLANNING
PUBLIC INPUT MEETING
January 27, 2005**

Wilmur Conyers of the Community Development office began the meeting by explaining that the City of Goldsboro's funding for FY '05-'06 will be \$460,808 for CDBG, and \$286,003 for the HOME program.

Individuals and agencies present at the meeting, and their comments are listed below:

- WAGES Group – This is a group of 60+ year old volunteers that act as surrogate grandparents. This group is asking for funds to be contributed for the cost of transportation for approximately 200 seniors. Currently their funding is 90% federal, with a 10% local match. The program has been in place for about 30 years.
- Mary Roak – CDBG funds should be used for seniors for housing rehab. Focus should be on seniors.
- Goldsboro Housing Authority & Goldsboro Development Group - Other funding should go toward getting teens off the streets and projects such as the Lincoln After School Program.
- Timothy Whitfield – there should be a collaboration between organizations. There is a need for grant writing expertise. Funding should be split between Westhaven and Lincoln. Should be a scattered approach.
- Eastpointe – Homelessness is worsening. There should be coalition building for funding. Need for treatment intervention before placing homeless.
- Linda Walker – Transportation is getting more expensive, need a subsidy for gas.
- Lighthouse of Wayne – Need playground equipment for Carver Heights. CDBG money should go toward public facilities.
- Habitat for Humanity – Hope the City supports them as a CHDO. Would like reimbursement for five houses. They are running out of land, only one lot left in the City. Are developing a plan but are having trouble finding land in the City. They would support funding for land. Have a strong prison collaborative.

ATTACHMENT D

CITY OF GOLDSBORO COMMUNITY DEVELOPMENT
DEPARTMENT
SUBRECIPIENT MONITORING PLAN/TOOL

PURPOSE: As a Grantee of the U.S. Department of Housing and Urban Development (HUD) the City must assure and maintain records of compliance of each subgrantee (NON PROFIT ORGANIZATION) for proper use of Federal funds and compliance with HUD’s national objectives of assisting low and moderate income persons or households.

MONITORING PROCESS: All monitoring visits will be held on-site at the subgrantees primary place of operations and/or where files are maintained. On-site monitoring will take place once each fiscal year while the subgrantee is funded.

A second administrative review will take place if findings or concerns arise during the first monitoring visit to assure that compliance is maintained and that any concerns or findings from the first monitoring have been addressed.

A final report shall be due from the subgrantee no later than 30 days after the close of the City’s fiscal year (June 30) with detailed information regarding the funded program, the number of clients served, low and moderate income verifications (if necessary), and verification of compliance with all federal regulations regarding use of HUD funds.

The City Community Development Office will respond to the subgrantee within thirty (30) days of its on-site monitoring and administrative monitoring.

Failure to comply with HUD’s regulations, City policies, and use of funds will result in the termination of funding until deficiencies are addressed and possible future funding from the City of Goldsboro.

NAME OF SUBGRANTEE _____

MAILING ADDRESS _____

ADDRESS OF HUD FUNDING ACTIVITY _____

CONTACT NAME _____ PHONE _____

DATE OF MONITORING _____

DESCRIPTION OF ACTIVITY _____

BENEFICIARY DESCRIPTION

Low and Moderate Household Income Verified: _____
Limited Clientele: _____
Presumed Benefit _____
Area Benefit: _____
Urgent Need: _____

NUMBER OF UNDUPLICATED CLIENTS SERVED: _____

Is this figure a: Daily count: _____
 Monthly count: _____
 Quarterly count: _____
 Semiannual count: _____
 Annual count: _____

SITE CHARACTERISTICS:

Is the site fully accessible to persons with disabilities or handicaps? _____
Is the site located or available to persons of low and moderate income? _____
Is transportation provided to and from the site for low and moderate income persons or persons with disabilities? _____

PROGRAM CHARACTERISTICS:

Is the activity available to all eligible persons without regard to race, religion, national origin, age and familial status? _____
Are religious activities required of participants in order to receive the service or or activity? _____
Are accommodations provided for persons with special needs (physical or mental disabilities, inability to speak/understand English)? _____ If so, please describe those accommodations:

ANNUAL INDEPENDENT AUDIT SUBMITTED (if applicable): Yes ____ No ____

Describe any issues or concerns listed in the audit relating to the HUD funding activity.

ADDITIONAL COMMENTS: _____

NAME OF PERSON CONDUCTING MONITORING: _____

NAME OF SUBGRANTEE: _____





