



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

**Reporting Period**

**July 1, 2023 – June 30, 2024**

# Grant Year 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER)

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## EXECUTIVE SUMMARY

The City of Goldsboro received \$361,561 in Community Development Block Grant (CDBG), \$293,636 in HOME Investment Partnership Program (HOME), and had a remaining balance of \$293,114.65 in Community Development Block Grant – CARES ACT (CDBG-CV) entitlement funds to address goals identified in the City's Fiscal Year (FY) 2023 Annual Action Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) is an overview of the programs and goal targeting activities, challenges addressed and, the progress made. The completed programs and activities met at least one of the following National Objectives: (1) benefit low-to-moderate income persons; (2) aid in the prevention or elimination of slum or blight; and (3) meet a need having a particular urgency. Additionally, the overall eligible objective for CDBG-CV funds was to prevent, prepare for, and/or respond to the Coronavirus. The period of performance reflected in this report is July 1, 2023, through June 30, 2024.

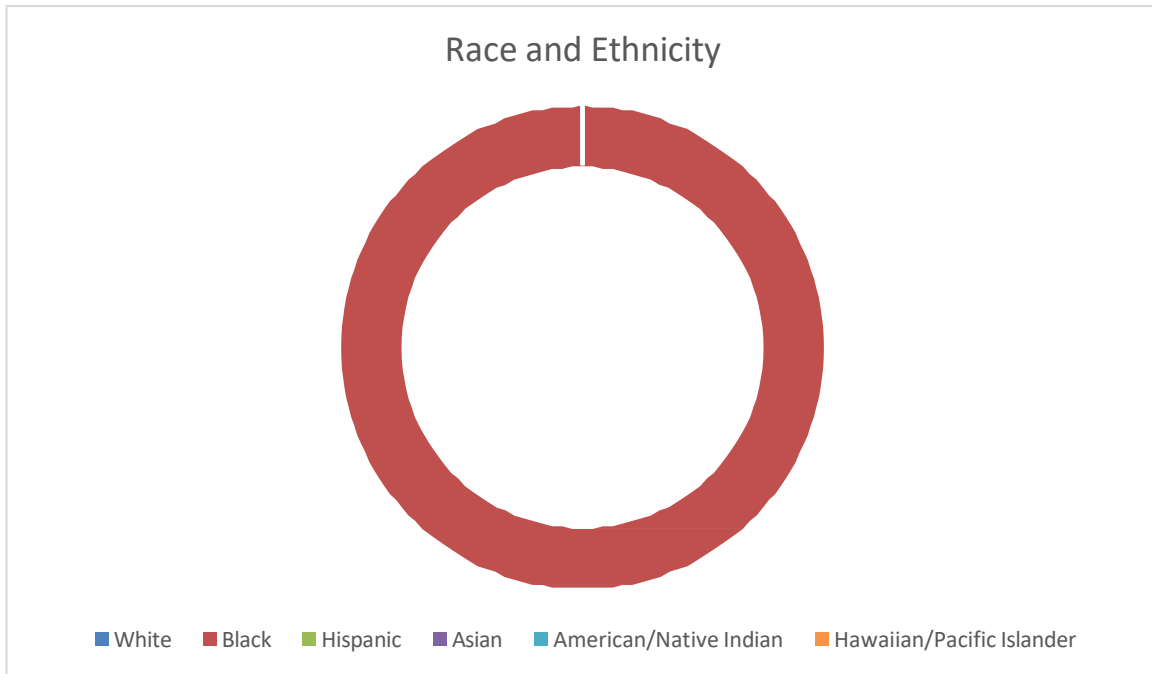
CDBG and HOME funds were allocated for Homebuyer Assistance, Public Facilities & Improvements, Public Services, CHDO Activity, Home Rehabilitation, and CDBG & HOME Program Administration.

The City's Community Relations & Development Department monitored subrecipients who received HOME entitlement grant funding in accordance with the City's subrecipient Monitoring Guidelines to track and collect data on performance and program effectiveness, determine regulatory compliance, prevent/identify deficiencies, and outline corrective actions to improve/reinforce performance. Scheduled City subrecipient onsite monitoring visits were conducted in-person in the final quarter of the program year.

**FISCAL YEAR 2023 ACTIVITIES  
GOALS AND OUTCOMES**

<b>Goal</b>	<b>Activity</b>	<b>Source/Amount</b>	<b>Persons Served (Proposed)</b>	<b>Persons Served (Actual)</b>
Increase Access to Affordable Homeownership Option	<b>Homeownership Assistance:</b> Down payment Assistance	HOME: \$70,000	7	23
Improve-Expand Public Facilities Access & Capacity	<b>Public Facility Improvement:</b> Demolition & Clearance	CDBG: \$155,015	5 (city-wide)	0
Provide Essential Service & Employment Training	<b>Public Services</b>	CDBG: \$54,234	200	0
Provide Rehabilitation Owner-Occupied & City-owned	<b>Homeowner Rehabilitation</b>	CDBG: \$180,000 HOME: \$100,000	6	0
Increase Affordable Rental Housing Option	<b>Affordable Housing:</b> Rental Rehab. & Other Housing	CDBG: \$55,000 HOME: \$954,893	30	0
Affirmatively Furthering Fair Housing Choice	<b>CHDO</b>	HOME: \$44,004	3	0
Program Administration	<b>CDBG Administration</b>	CDBG: \$72,312	N/A	N/A
Program Administration	<b>HOME Administration</b>	HOME: \$29,336	N/A	N/A
Program Administration	<b>CDBG-CV Administration</b>	CDBG-CV: \$30,000	N/A	N/A
Total			251	23

**RACIAL AND ETHNIC COMPOSITION  
PERSONS/HOUSEHOLDS/FAMILIES ASSISTED**



Race and Ethnicity Breakdown	CDBG	HOME
White	0	8
Black/African American	0	15
Asian	0	0
American/Native Indian	0	0
Native Hawaiian/Pacific Islander	0	0
Multiracial	0	0
<b>Total</b>	<b>0</b>	<b>23</b>
<b>Ethnicity</b>		
Hispanic	0	5
Not Hispanic	0	18

## RESOURCES AND INVESTMENTS

Source of Funds	Resources Made Available	Amount Expended During FY23
CDBG	\$361,561	\$51,033.23*
CDBG-CV	\$293,511	\$396.45*
HOME	\$293,636	\$130,820.55*
HOME-ARP	\$871,477	\$7,321.64*
Total	\$1,820,185	\$189,571.87

\*Unaudited expenditures

- The City had \$361,561 of available CDBG funds and expended \$51,033.23 during the 2023 fiscal year.
- The City had \$293,511 of available CDGB-CV funds and expended \$396.45 during the 2023 fiscal year.
- The City had \$293,636 of available HOME funds and expended \$130,820.55 during the 2023 fiscal year.
- The City had \$871,477 of available HOME-ARP funds and expended \$7,321.64 towards Administration costs.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Goldsboro Scattered Site Areas	70%	0%	Local Target Area (City-wide)
Opportunity Zone (Census Tract:37191001500)	10%	0%	Census Tract 15 is a designated Opportunity Zone
Opportunity Zone (Census Tract:37191001800)	10%	83.3%	Census Tract 18 is a designated Opportunity Zone
Opportunity Zone (Census Tract:37191001900)	10%	16.7%	Census Tract 19 is a designated Opportunity Zone
Total	100%	100%	

Table – Identify the geographic distribution and location of investments

### Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Goldsboro seeks other sources of funding for its community development efforts. This

combined effort and collaboration increased the scope of our community development for eligible housing activities within the city limits. The City of Goldsboro assisted six (6) LMI households with Downpayment Assistance for homeownership with HOME funds which leveraged additional private and state funds totaling \$1,133,009. The City of Goldsboro was granted 100% HOME Match Reduction; therefore, the City was not required to provide local matching funds for FY2023 HOME allocation. Lastly, the City did not utilize publicly owned land or property to address needs identified in the plan this program year.

### AFFORDABLE HOUSING

<b>Number of households to be supported</b>	<b>One-Year Goal</b>	<b>Actual</b>
Homeless households to be provided affordable housing units	50	0
Non-Homeless households to be provided affordable housing units	50	6
Special-Needs households to be provided affordable housing units	50	0
<b>Total</b>	<b>150</b>	<b>6</b>

**Table – Number of Households**

- The City of Goldsboro anticipated serving more homeless, non-homeless, and special needs households; however, due to staffing shortages and implementation of other HUD programs in the 2023 program year, affordable housing activities were limited.
- Six (6) Non-Homeless LMI households received Homebuyer Down Payment Assistance.

<b>Number of households supported through</b>	<b>One-Year Goal</b>	<b>Actual</b>
Households supported through Rental Assistance	60	0
Households supported through The Production of New Units	80	5
Households supported through Rehab of Existing Units	10	0
Households supported through Acquisition of Existing Units	0	1
<b>Total</b>	<b>124</b>	<b>6</b>

**Table – Number of Households Supported**

- The City did not fund a nonprofit agency to assistance with rent this program year.
- Six (6) LMI households received Homebuyer Down Payment Assistance.
- The City anticipated the supporting the construction affordable housing rental units; however, due to staff focusing on strengthening of internal controls and the implementation of new HUD programs, these goals were not met. The City did not expend funds on this activity.
- The City anticipated providing rehabilitation to six (6) LMI households; however, due to ensuring policies and procedures meet required program regulations and difficult securing contractors, this goal was not met.

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The differences between goals and outcomes and problems encountered in meeting goals are minimal. The City was able to successfully assist six (6) LMI households with homeownership. Due to staff capacity and the firming of internal controls, the City experienced delays in executing other proposed activities.

**Discuss how these outcomes will impact future annual action plans.**

Future Annual Action Plans will reflect the City’s restructuring of funded program policies and procedures.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	1
Moderate-income	0	5
<b>Total</b>	<b>0</b>	<b>6</b>

Table – Number of Households Served

### **HOMELESS AND OTHER SPECIAL NEEDS**

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

The City of Goldsboro is not the lead agency for Emergency Shelter Grant (ESG) funds provided by HUD; however, Trillium Health Resources is the recipient of ESG funds. Trillium Health Resources is a managed care organization (MCO) serving eastern North Carolina that utilizes ESG funds as one source to address the needs of homeless and special needs individuals and families. During the 2023-2024 program year, the City of Goldsboro was awarded HOME American Rescue Plan (HOME-ARP) which are targeted toward preventing and mitigating homelessness. The City will utilize these funds to support services to homeless and special needs individuals and families within the current ConPlan and future Annual Action Plans.

The City of Goldsboro continues to actively serve on the Region 10 North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee that coordinates local homelessness work and planning for counties including Duplin, Greene, Lenoir, Sampson, Wayne (Goldsboro), and Wilson. The Regional Lead is Trillium Health Resources, which, in collaboration with state and community partners, offers housing assistance based on individuals’ and families’ needs through Transition the Community Living Initiative, Target Housing, and Shelter Plus Care programs. City of Goldsboro staff continue to engage in discussions, presentations, and meetings with citizens, other governmental officials, and local service providers to either provide support, understanding, and/or outreach to the homeless population in Goldsboro.



City of Goldsboro Community Relations and Development staff continue to assess individual needs and make referrals to community agencies whose mission and/or activities are believed to be a match for the resident's needs. During this program year, the department staff has continued to engage with the Continuum of Care's weekly Coordinated Entry (CE) process, which allows for Region 10 agencies to case conference homeless individuals they have served during the previous week.

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

During the FY23 program year, the Continuum of Care (CoC) experienced a gap in services for homeless men when the local Salvation Army closed its men's homeless shelter. In response, the City has made attempts to assist the agency with reopening the local shelter utilizing CDBG-CV funds; however, attempts have been unsuccessful to date. The City will continue its efforts to assist the Salvation Army with reopening the local shelter.

## **PUBLIC HOUSING**

There are two public housing authorities that operate within Goldsboro city limits: Eastern Carolina Regional Housing Authority and the Housing Authority of the City of Goldsboro (HACG). Both Public Housing Authorities (PHAs) have departments responsible for the management of the agency's capital fund program, from design to oversight of general contractors and contracts, and administration to procurement for modernization and development. Neither PHA is designated as troubled.

During the 2023 program year, the City worked with the Housing Authority of the City of Goldsboro (HACG) to ensure its residents were aware of the development of the 2023 Annual Action Plan and how the City proposed to utilize funds. A draft copy of the 2023 plan was placed at the main office of the Housing Authority of the City of Goldsboro during the public review and comment period.

Additionally, the City of Goldsboro signed with the HACG as Co-applicant for the HUD-funded Choice Neighborhood project. The project is currently in the planning phase. The City and HACG engage in biweekly planning meetings, a bimonthly meeting with HUD, as well as Steering Committee meetings. The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public housing and/or HUD-assisted housing through a comprehensive approach to neighborhood transformation.

## OTHER ACTIONS

The City of Goldsboro has worked to diversify membership on its various boards and commissions. The City of Goldsboro continues to evaluate how CDBG and HOME funds can best be used to bridge both the development cost gap and affordability gap for housing units.

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

The City of Goldsboro continued to partner with other public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development activities. For the 2023 program year, the City served LMI households with becoming first-time homebuyers.

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

The City of Goldsboro traditionally includes lead-based paint mitigation education measures in all rehabilitation programs. During the program year, staff gained additional lead-based paint training from Lead Safe Housing Rule Webinar Series offered by HUD. Lead Based Paint testing was conducted on the 6 properties approved for the rehabilitation program.

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

During the 2023 program year, the City provided Homebuyer Down Payment Assistance to six (6) LMI households to ensure decent, safe, and sanitary housing. Community Relations & Development staff also attend weekly Coordinated Entry case conferencing administered by the Region 10 Continuum of Care.

### **Actions taken to develop institutional structure**

City of Goldsboro collaborated with non-profit organizations and public institutions to improve gaps of the service delivery systems for special needs population and homeless individuals and families. The City of Goldsboro also focused on hiring and training new community development staff to increase capacity.

### **Actions taken to enhance coordination between public, private housing, & social service agencies**

Coordination with other organizations and all members associated with the Region 10 North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee continued to be built upon to improve networks, coordination, and problem solving in the jurisdiction.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice**

The City received the final report of its Analysis of Impediments to Fair Housing Choice (AI) during the FY21-22 program year. In direct response to one of the identified impediments, the City ensured that educational information regarding predatory lending and foreclosure was provided to 6 new LMI homebuyers. The City of Goldsboro continued to work with local organizations and make referrals for fair housing opportunities.

### MONITORING

City staff completed required monitoring with the following subrecipients during the 2023 program year.

Agency	City of Goldsboro (Current recipients)
Service Provided	Downpayment Assistance
Funding Source	HOME
Date(s) of Visit	November 16, 2023
Results	Completed HOME Homebuyer Assistance Monitoring; sent out verification statement; obtained a utility bill; ran property search and updated files with documents. Eighteen (18) total participants monitored.

Agency	Highlands of Goldsboro
Service Provided	Affordable Rental Housing development for LMI Seniors
Funding Source	HOME
Date(s) of Visit	October 9, 2023
Results	Completed HOME Rentals monitoring checklist; visited 3 HOME-assisted properties; reviewed unit files; on-site unit inspections.

Agency	Goldsboro Development Corporation/GEO Property Management LLC
Service Provided	Acquisition of rental properties for LMI households
Funding Source	HOME
Date(s) of Visit	July 2023
Results	Completed on-site unit inspection.

### CDBG

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Previous program objectives, priorities and needs identified are still pressing needs in our community. The programs and strategies that City of Goldsboro has developed, and continue to build upon, are in response to addressing these needs. During the 2023 program year, the Community Relations and Development department operated within limited conditions, with a total department capacity of three (3) full-time employees. Department staff are taking the time to carefully grasp an understanding of the CDBG and HOME federal regulations to ensure full compliance with the expenditure of HUD dollars. As a result, the department is developing and implementing required program policies and operating procedures. The department also started a home rehabilitation program that has vetted its first six (6) recipients and is currently in the process of procuring contractors.

## HOME

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

The Highlands of Goldsboro currently has three (3) designated HOME-assisted units in the rental program. On-site visits were conducted this program year, and the inspections showed that the units were following standards. Goldsboro Development Corporation currently has thirteen (13) HOME-assisted houses in the rental program. On-site unit inspection conducted and met housing standards. Additional unit inspections will be scheduled and conducted during the current program year.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units**

In accordance with the provisions of the HOME Final Rule, 24 CFR 92.351, the City of Goldsboro adopted a Resolution approving Goldsboro's Affirmative Marketing Policy and Implementation Procedures in 1994. The purpose of this document is to ensure furtherance of Goldsboro's commitment to non-discrimination and equal opportunity in housing. Affirmative marketing steps provided in the document consist of actions by City of Goldsboro and its partners to provide information and otherwise attract eligible persons from racial, ethnic and gender groups in the market area to available housing. During program year 2023, there were no new HOME assisted housing units developed. The City was unable to identify affirmative marketing actions during its monitoring of HOME units. The City will follow up, during this program year, to ensure that agencies with existing HOME units are complying with the affirmative marketing policy and implementation procedures.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Per IDIS report PR 09, the City Goldsboro drew a total of \$20,743.48 in HOME program income during the FY23 program year. HOME program income was applied to Homebuyer Down Payment Assistance for 4 LMI households, of which 3 were Black and 1 was White, with all 4 being Moderate-income.

**Section 215 Narrative**

Section 215 of the National Affordable Housing Act requires that the new HOME homeownership value limits be 95 percent of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing. With the five (5) newly constructed units, now occupied by LMI homeowners, the Section 215 definition of affordable housing was met. For Wayne County, NC, the 95% limit for new construction in FY23 was \$251,000; for an existing unit, the limit is \$209,000. The final sale price for the five homeowners of new construction were \$194,900.00, \$199,900, \$219,900, \$220,900 and \$229,900 and the one homeowner of existing housing was \$137,500 deeming the housing purchases affordable. Additionally, there were no renter households served in program year 2023.