



**Goldsboro**  
*A Choice Neighborhood*

## **Choice Neighborhoods Planning Grant**

# **ACCOMPLISHMENTS TO DATE**

*May 2018*

### **Community Engagement**

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- Established and staffed CNI office.
- Maintained CNI website and Facebook page.
- Conducted 200 face-to-face interviews with community members and former SHA residents.
- Facilitated 7 Working Groups monthly meetings, for a total of almost 100 meetings.
- Hosted 4 Community Fairs and 3 bus tours (Orlando, Tampa and Apopka).
- Engaged youth in planning exercises (photography, Monopoly Game of Life, etc.).
- Hosted 5 Pastor Roundtables.

### **Housing Development (on SHA Land)**

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#### **Rental Housing (SHA North Parcel)**

- Procured rental developer (Wendover Housing Partners) and signed a Master Developer Agreement (MDA).
- Surveyed and prepared housing designs for the North parcels (Lake Monroe, Cowan Moughton, Edward Higgins).
- Applied for tax credits for Edward Higgins and Cowan Moughton.

#### **For-sale Housing (SHA South Parcel)**

- Prepared homeownership plan for the South parcel per community input and market study.
- In Strategic Planning session, SHA Board approved moving forward with homeownership (will require HUD approval) and will use deed restrictions to ensure long-term affordability.
- Worked with homebuilder to develop several illustrative unit plans.
- Discussed the pros and cons of having garages in front of houses versus accessing garages in the back from alleyways.
- Met with City departments to discuss new streets, sidewalks and lighting for this area.
- Met with Seminole County re: funding programs for affordable homeownership.

## Neighborhood Improvements

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- CPH developed a Neighborhood Master Plan based on community input and feedback.
- Top priority is the development of a new Community Resource Center on Historic Goldsboro Boulevard to support the delivery of health, education and economic development programs for the community; met with the City and the County to discuss funding options.
- The City of Sanford developed the Cottage Home Program to encourage landowners to develop new housing on vacant land; 8 prototypical designs have been completed and more are in process.
- Streetscape improvements along Historic Goldsboro Boulevard were completed by the City.
- A committee of Goldsboro residents worked with the City to prepare a self-guided Walking/Driving Tour (map) of key historic events, persons, and buildings in Goldsboro
- Permanently relocated the Goldsboro Farmers Market to Allen Chapel AME parking lot at the corner of Olive and Historic Goldsboro Blvd; completed Phase 1 Environmental Review, remediated environmental hazards and working with the City to improve the parking lot conditions.
- Opportunities to expand outdoor recreation facilities to the east of the Westside Community Center – on SHA land – were identified and include open playing fields and a water feature.
- The City’s Planning and Zoning departments are ensuring that new residential development in Goldsboro includes garages (preferably rear-loaded) and sidewalks, with a strong preference for single-family homeownership over new rental housing.
- City is providing economic development façade improvements grants for businesses on HGB.
- City is prioritizing CDBG and SHIP funding to improve housing in the Goldsboro area.

## Services for the Community

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- Collaborated with UFAS Extension Services, GoldenRule and Seminole County Community Assistance to present Affordable Housing Information Workshop.
- Collaborated with Seminole State College Center for Business Development to present Start Up 101 Workshop.
- Worked with Sanford Police Department to present Next Door Workshops.
- Collaborated with Seminole County Public Schools to provide more community-based information about school registration and other services.
- Identified potential for Community Legal Services of Mid-Florida to provide technical assistance to GFPC and services for heirs to Goldsboro property without clear title.
- Hosted BBQs at Academy Manor with SPD and the County (provided information about homeowner programs and services).
- Identified potential future CDBG dollars to fund the ongoing management of the Farmers Market.
- Procured Strategic Community Intervention, LLC to conduct more intensive planning and events addressing the need to improve the relationship between the community and SPD.
- ECFRPC secured a state grant to develop the Goldsboro Food Entrepreneurship Plan and Toolkit to support small-scale food entrepreneurs in the community.
- City continues to support public services that benefit residents of Goldsboro.