

2021-2022 Annual Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Fayetteville, North Carolina is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In compliance with the HUD regulations, the City of Fayetteville has prepared this FY 2021 Annual Action Plan for the period of July 1, 2021 through June 30, 2022. This plan is the second annual plan of the City's 2020-2024 consolidated plan for the implementation of the City's Federal Programs for housing, community, and economic development within the City of Fayetteville.

This Annual Action Plan outlines the specific initiatives the City will undertake to address its needs and objectives by promoting: the rehabilitation and construction of decent, safe, sanitary, and affordable housing; creating a suitable living environment; removing slums and blighting conditions; affirmatively furthering fair housing; improving public services; expanding economic opportunities; and principally benefitting low- and moderate-income persons. The City will continue to support its residents and businesses with programs and resources as they continue to recover from the social and economic disruption caused by the pandemic.

This Annual Action Plan is a collaborative effort of the City of Fayetteville, the community at large, social service agencies, housing providers, community development agencies, economic development groups, and other stakeholders. The planning process was accomplished through a series of virtual public meetings, statistical data and consideration of the prior year's performance and unmet needs. City Council approved this Annual Action Plan on May 24, 2021.

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2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Housing Strategy Goal: Improve, preserve, and expand the inventory of affordable housing for low- and moderate-income persons and families.

Objectives:

- Homeownership Assistance - assist in developing homeownership opportunities.

- Housing Construction - assist in the development of new affordable housing both rental and sales housing.
- Housing Rehabilitation - preservation of existing owner occupied housing inventory.
- Fair Housing - affirmatively further fair housing by promoting fair housing choice.
- Housing Education - educating homeowners, tenants, landlords, and new homebuyers.

Homeless Strategy Goal: Improve the living conditions and services and increase the availability of housing for homeless persons and families.

Objectives:

- Housing - assist in developing housing opportunities for those experiencing/at-risk of becoming homeless.
- Operations/Support - program support services for the homeless.
- Homeless Prevention - anti-eviction and prevention of unfair housing practices.
- Shelter Housing - support the development and operations of shelters.

Special Needs Strategy Goal: Improve, preserve, and expand opportunities and services for persons with special needs.

Objectives:

- Housing - increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly and persons with special needs.
- Social Services - assist in supporting social service programs and facilities for the elderly and persons with other special needs.
- Accessibility - assist in making accessibility improvements to owner occupied housing.

Community Development Strategy Goal: Improve, preserve, and create new public and community facilities, infrastructure, and public services to ensure the quality of life for all residents.

Objectives:

- Clearance - remove and eliminate slum and blighting conditions through demolition of vacant/abandoned structures.
- Public Services – improve/ increase public service programs for the youth, the elderly, and target income population.
- Revitalization - assist in the stabilization of residential neighborhoods.

Economic Development Strategy Goal: Increase and promote job creation, job retention, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents.

Objectives:

- Employment - support new job creation, job retention, employment, and job training services.
- Financial Assistance - support business retention and commercial growth through expansion and new development with technical assistance and programs.
- Small Business Assistance - support the creation, growth, expansion, and retention of small businesses with technical assistance and programs.
- Financial Incentives - support new economic development through local, state and Federal tax incentives and programs.
- Development Program – promote the reuse of vacant commercial and industrial sites.

Administration, Planning and Management Strategy Goal: Provide sound and professional planning, administration, oversight and management of Federal, state, and local funded programs.

Objectives:

- Management - continue to provide sound program management/ oversight for the successful administration of Federal programs.
- Planning - continue to develop and plan for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Fayetteville has effective programs in place to address the priority needs identified in the Annual Action Plan. Annually, the City analyzes the effectiveness of its programs and makes improvements to effectively carry out the identified goals and objectives. The City's Consolidated Annual Performance Evaluation Report (CAPER) is utilized as a tool to comprehensively review programs and progress and to inform citizens on the use of the City's Economic and Community Development Department's entitlement funds and its impact within the community. The City of Fayetteville has a good performance record with HUD.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Fayetteville's economic and community development planning process is designed to encourage maximum citizen participation and input in the development of the annual action plan. The City of Fayetteville has followed its Citizen Participation Plan in the planning and preparation of the FY 2021 Annual Action Plan. The City held its first virtual public meeting on the needs of the community and its residents on Tuesday, March 16, 2021. This provided the residents, agencies and organizations with the opportunity to discuss the City's CDBG and HOME programs and to provide suggestions for future CDBG and HOME Program priorities and activities. A second virtual meeting was held Thursday, March 25, 2021.

The City emailed and contacted agencies, organizations, and stakeholders as part of the planning process for their input, suggestions, and unmet needs in the City. They were later informed that the FY 2021 Annual Action Plan was on public display. A copy of the "Draft 2021-2022 Annual Action Plan" was placed on public display for review by the general public, agencies, organizations, and stakeholders in

the community on Monday, March 1, 2021. A newspaper notice announcing that these documents were placed on public display was published in a newspaper of general circulation in the area.

The Plan was also available on the City of Fayetteville's Economic & Community Development website: <https://fayettevillenc.gov/government/city-departments/community-development/the-latest>.

On March 19, 2020, all County libraries were closed due to COVID 19. The City of Fayetteville altered its comment process to allow citizens to submit input via a secure email address, CommEconDev@ci.fay.nc.us. The electronic version of the plan remained on the City's website for comment to meet HUD Citizen Participation requirements. The City accepted comments digitally at this email address for 30 days beginning March 6, 2021 ending April 6, 2021.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of the comments received during the citizen participation process is provided in AP-12 of this document.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and suggestions that were received to date, have been accepted and incorporated into the planning document.

7. Summary

The City of Fayetteville followed its Citizen Participation Plan. The City provided residents and stakeholders with the opportunity to participate in the planning process, which they did. Based on that input, the City has prepared and developed a thorough and comprehensive Annual Action Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
Lead Agency		Fayetteville	
CDBG Administrator	Fayetteville		City Economic and Community Development Department
HOPWA Administrator			
HOME Administrator	Fayetteville		City Economic and Community Development Department
HOPWA-C Administrator			

Table 1 – Responsible Agencies

Narrative (optional)

The administering lead agency is the City of Fayetteville’s Department of Economic & Community Development for the CDBG and HOME Programs. The Economic & Community Development Office of the City of Fayetteville prepares the Five Year Consolidated Plan, Annual Action Plans, ERR’s, and the Consolidated Annual Evaluation Reports (CAPER), processes pay requests, and performs contracting, monitoring, and oversight of the program on a day to day basis.

Consolidated Plan Public Contact Information

Mr. Christopher Cauley, MPA

Economic and Community Development Director

433 Hay St., Fayetteville, NC 28301

(910) 433-1590

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Fayetteville held a series of virtual meetings and discussions with non-profits, the Fayetteville Metropolitan Housing Authority, local housing providers, social service agencies, community and economic development organizations, members of the faith-based community, the local Continuum of Care members, City department representatives, the City Management team, the Mayor of the City of Fayetteville, City Council members, and Cumberland County department representatives. An online survey was created for stakeholders and residents to complete which identified needs, gaps in the system, and programmatic goals for the upcoming program year. Input from the meetings and surveys were used in the development and continuation of existing programs and activities in the Annual Action Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Fayetteville works with the following agencies to enhance coordination:

- **Fayetteville Metropolitan Housing Authority** – Improvements to public housing communities and Section 8 Housing Choice Vouchers.
- **Social Services Agencies** – funds to improve services to low and moderate income persons.
- **Housing Providers** – funds to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.
- **Community and Economic Development Agencies** – funds to improve services to low and moderate income persons.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Cumberland County is the lead entity for the Fayetteville-Cumberland County Continuum of Care. The CoC has implemented a Coordinated Entry strategy through Cumberland HealthNET to conduct intake and referrals for homeless persons and persons at risk of becoming homeless within Cumberland County. During the intake process, a person is evaluated with the VI-SPDAT, scored and ranked in terms of services needed, and referred to an available bed. Available beds are coordinated in a by-name list every Tuesday afternoon at a Coordinated Entry meeting. Since the system began in April of 2019, there have been over 172 assessments conducted and over 142 families and 80 individuals placed in housing.

The Point-in-Time Counts for Sheltered and Unsheltered homeless persons are conducted on a specific date once a year in the month of January. The results of the count are made available to the public on the Fayetteville-Cumberland County CoC website.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

ESG – Cumberland County is the lead agency for ESG programs in the region. Cumberland County works closely with ESG recipients to determine project funding and ensure that standards are adopted and projects align with the Consolidated Plan. The CoC’s Housing and Services Delivery Committee and the CoC’s Performance Evaluation and Grant Review Committee meet with the lead agency to update its performance standards and consider any needs and gaps in housing and services. Standards apply to homeless service providers, Community Action Partnerships (CAPs), local/county/state governments, Housing & Redevelopment Authorities, and domestic violence, area agency on aging, mental health, and faith-based organizations.

Develop Performance Standards and Evaluate Outcomes –The Fayetteville-Cumberland County CoC’s written standards focus on a Housing First Model and follow the best practices of that model. The written standards utilize several strategies to increase the number of people who exit Emergency Shelter, Transitional Housing, and Rapid Re-housing to Permanent Housing destinations. Evaluations of these standards will be based on the length-of-time homeless measure of an individual or family who resides in emergency shelter, transitional housing, or rapid re-housing. The CoC seeks to make progress on the turnover rate of individuals and families, the targeting of individuals and families based on risk, and the number of positive exits into Permanent Housing.

HMIS – Participating agencies within the Fayetteville-Cumberland County Continuum of Care on Homelessness utilize an electronic database call the Homeless Management Information System (HMIS) to better track client level data and the housing status and mainstream resources that the clients receive. HMIS is mandated by HUD which requires that all HUD-funded programs within a geographic service area to share the same HMIS system. Currently, all of the CoC’s within North Carolina uses a statewide HMIS system managed by the North Carolina Housing Coalition / Carolina Homeless Information Network. The HMIS Lead supports users through the staffing of a Help Desk and ongoing training opportunities. Agency users are able to run self-reports to assess their program’s data quality. CoC-funded organizations are motivated to provide good data quality, because the CoC has moved toward a data-driven project review and ranking system. Projects with poor data quality are more likely to show poor outcomes, which can impact their funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Fayetteville
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fayetteville was the lead entity on the Annual Action Plan. The City funded activities and programs that met the goals and objectives as outlined in the City's Five Year Consolidated Plan.
2	Agency/Group/Organization	Fayetteville Area Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Regional organization CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions were held on future affordable housing needs.
3	Agency/Group/Organization	Center for Economic Empowerment & Dev.
	Agency/Group/Organization Type	Services-Employment Business Leaders Women's Business Center
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions were held on future small business development and recovery needs.

Identify any Agency Types not consulted and provide rationale for not consulting

All agency types were consulted and contacted during the planning process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Fayetteville/Cumberland County Continuum of Care	They are incorporated in the Annual Action Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A summary of the 2021-2022 Annual Action Plan was made available for public review by requesting a copy from the Economic & Community Development Department and also on the City's website. The public comment period began March 6, 2021 ending April 6, 2021. The City of Fayetteville's Economic and Community Development Department engaged in two virtual public meetings held via Zoom in March 2021. In addition, a virtual public meeting was held by the Fayetteville Redevelopment Commission (FRC) to provide additional opportunities to gain citizen input. Residents were notified of the meetings through PSAs, media notices, and notices distributed throughout the region in governmental, nonprofit, service provider and commercial locations. The minority community was also targeted through organizations and publications serving their communities. In an effort to reach the Hispanic community, a Spanish advertisement was also posted. Additionally, the City utilized email, FayTV and interviews to notify interested citizens and agencies of the upcoming meetings. For those unable to attend the meetings and due to local stay at home orders, the City hosted virtual meetings for the public and for service agencies to offer their feedback.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Zoom Meeting- March 16, 2021	Non- targeted/broad community	Virtual meeting held by staff at noon was attended by five (5) residents, three (3) Fayetteville Redevelopment Commission (FRC) members and one (1) City Council Member.	Questions were raised regarding the process of accepting non- profit proposals and how the City prioritizes the programs that get funded; Why were prior year funds that are remaining not spent?; Comment made regarding the City putting a band aid on homes and not focusing on gun violence and youth intervention to reduce violence; Comment made regarding motorcycle accidents and if data can be collected to determine those at fault; Suggestion of a 7-day bike week	All comments were accepted.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				to raise local funds; Numerous comments about the city's homeless population and the underlying cause of homelessness.		

2	Zoom Meeting- March 25, 2021	Non- targeted/broad community	Virtual meeting held by staff at 5p.m. was attended by eight (8) residents, one (1) Fayetteville Redevelopment Commission (FRC) member and one (1) City Council Member.	The Economic & Community Development Department staff was commended for a job well done on the action plan draft and that it showed a lot of thoughtfulness; Comment in favor that the Homebuyer Assistance Program is funded in the action plan; Question regarding the number of affordable housing development funding requests received and glad to see that they were received based on the increased costs of building supplies; and a Montclair subdivision resident	All comments were accepted.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				raised concerns regarding absentee landlords, increased traffic and flooding issues.		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Fayetteville expects the following funding sources to be available during the 2021-2022 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,622,224	113,396	633,245	2,368,865	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	937,431	880,000	300,000	2,117,431	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Fayetteville received a waiver for the HOME Match requirement for 2020 and 2021. The City will use its expected resources to leverage new single family and multifamily affordable housing construction, assist small businesses with gap loans and matching grants that result in job creation and/or retention for low and moderate income persons and use public services dollars as matching resources to meet many needs during the program year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HSS-1 Homeownership Assistance	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Housing Priority	CDBG: \$129,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	HSS-2 Housing Construction	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Housing Priority	HOME: \$1,350,000	Rental units constructed: 26 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	HSS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Housing Priority	CDBG: \$586,153 HOME: \$673,688	Homeowner Housing Rehabilitated: 65 Household Housing Unit
4	HSS-4 Fair Housing	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Housing Priority	CDBG: \$82,343	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
5	HSS-5 Housing Education	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Housing Priority	CDBG: \$24,000	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	HOM-2 Operations/Support	2020	2024	Homeless	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Homeless Priority	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 240 Persons Assisted
9	HOM-3 Homeless Prevention	2020	2024	Homeless	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Homeless Priority	CDBG: \$30,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
11	CDS-1 Clearance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Community Development Priority	CDBG: \$65,245	Buildings Demolished: 8 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$57,000	Public service activities other than Low/Moderate Income Housing Benefit: 14115 Persons Assisted
13	EDS-1 Employment	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$32,000	Public service activities other than Low/Moderate Income Housing Benefit: 64 Persons Assisted
14	EDS-3 Small Business Assistance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$80,000	Businesses assisted: 200 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	EDS-2 Financial Assistance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$658,000	Facade treatment/business building rehabilitation: 6 Business Jobs created/retained: 36 Jobs Businesses assisted: 32 Businesses Assisted
16	APM-1 Management	2020	2024	Administration	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Administration, Planning, and Management Priority	CDBG: \$347,124 HOME: \$93,743	
17	CDS-5 Infrastructure	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Community Development Priority	CDBG: \$243,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	HSS-1 Homeownership Assistance
	Goal Description	Promote and assist in developing homeownership opportunities for low- and moderate-income persons and families.
2	Goal Name	HSS-2 Housing Construction
	Goal Description	Promote and assist in the development of new affordable housing inventory, both rental and sales housing.
3	Goal Name	HSS-3 Housing Rehabilitation
	Goal Description	Promote and assist in the preservation of existing owner occupied housing inventory in the City of Fayetteville.
4	Goal Name	HSS-4 Fair Housing
	Goal Description	Affirmatively further fair housing by promoting fair housing choice throughout the City of Fayetteville.
5	Goal Name	HSS-5 Housing Education
	Goal Description	Promote and assist in educating homeowners, tenants, landlords and new homebuyers in best practices for purchase and the maintenance of affordable housing rentals, including foreclosure and eviction prevention.
8	Goal Name	HOM-2 Operations/Support
	Goal Description	Promote and assist in program support services for the homeless.

9	Goal Name	HOM-3 Homeless Prevention
	Goal Description	Promote and assist in anti-eviction and prevention of unfair housing practices which may contribute to homelessness.
11	Goal Name	CDS-1 Clearance
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
12	Goal Name	CDS-3 Public Services
	Goal Description	Improve and increase public service programs for the youth, the elderly, developmentally delayed, disabled and target income population, including nutrition programs and social/welfare programs throughout the City.
13	Goal Name	EDS-1 Employment
	Goal Description	Support and encourage new job creation, job retention, employment, and job training services.
14	Goal Name	EDS-3 Small Business Assistance
	Goal Description	Support and encourage the creation, growth, expansion, and retention of small businesses in the City of Fayetteville with technical assistance, education and training.
15	Goal Name	EDS-2 Financial Assistance
	Goal Description	Support business retention and commercial growth through expansion and new development with technical assistance, commercial exterior rehabilitation, matching grants and low interest loan programs, including Section 108 loans.
16	Goal Name	APM-1 Management
	Goal Description	Continue to provide sound and professional planning, program management and oversight for the successful administration of Federal programs.

17	Goal Name	CDS-5 Infrastructure
	Goal Description	Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, retaining walls, sewer, linear lines, water, flood control, storm water management and separation, bridges, bike trails, green infrastructure, etc. by City funds through other departments.

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2021-2022 Annual Action Plan describes the activities to be funded or implemented during the program year. The plan contains goals, objectives and description of projects and activities that implement the strategies established in the Consolidated Plan. This annual action plan constitutes the second annual plan of the 2020-2024 five-year Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available during the upcoming fiscal year and establishes goals and objectives for those activities. The City expects the resources below to be available to implement its economic and community development strategies during the program year.

Projects

#	Project Name
1	Homebuyers Education Program
2	Family Reunification and Direct Homeless Services
3	Community Outreach
4	Job Skills Training Assistance
5	Connections of Cumberland County
6	Salvation Army
7	Fayetteville Urban Ministry Emergency Assistance Program
8	Veterans Empowering Veterans- Case Management
9	Vision Resource Center
10	Greater Life of Fayetteville
11	Beautification Program
12	Blight Removal Program
13	Business Assistance Loan
14	Small Business Development Grant Program
15	Business Counseling Services
16	Commercial Exterior Improvement Grant Program
17	Small Business Retention Grant
18	Emergency Repair Program
19	Homebuyers Assistance
20	Homeowner Rehabilitation Program
21	Single Family Housing Development-CHDO
22	New Affordable Housing Production
23	West Cumberland Apartments

#	Project Name
24	Water and Sewer Assessment Assistance Program
25	Program Administration

Table 7 - Project Information

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

The City will continue to support it's residents and businesses with programs and resources as they continue to recover from the social and economic disruption caused by the pandemic. The City was fortunate to receive numerous rounds of recovery funds to assist with emergency recovery needs and this left some of the annual HOME and CDBG allocated funds unspent and they will be made available during this 2021-2022 program year.

AP-38 Project Summary
Project Summary Information

1	Project Name	Homebuyers Education Program
	Target Area	Citywide-Other
	Goals Supported	HSS-1 Homeownership Assistance
	Needs Addressed	Housing Priority
	Funding	CDBG: \$24,000
	Description	The City shall contract with a certified housing counseling agency to offer homebuyer education classes and one-one-one credit counseling free of charge to low- and moderate-income people interested in purchasing a home in the City limits of Fayetteville. These educational workshops are designed to help borrowers qualify for a mortgage and navigate the home buying process. Classes are offered monthly and provide the necessary training to prepare for homeownership.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 80 low- and moderate-income people will benefit from this activity.
	Location Description	129 N. Main St., Spring Lake
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 05U Housing Counseling Only, under 24 CFR 5.100.
2	Project Name	Family Reunification and Direct Homeless Services
	Target Area	Citywide-Other
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$2,000
	Description	This program is designed to assist homeless clients through the assistance of the City's Homeless Project Police Officer. The City provides funding to the officer to purchase items such as blankets, toiletries and bus passes for family reunifications for homeless persons who are in need.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 20 homeless persons will be assisted during the program year.
	Location Description	This program assists homeless persons located in the City limits of Fayetteville.
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 03T Homeless/AIDS Patients Programs (subject to 15% public service cap).
3	Project Name	Community Outreach
	Target Area	Low- and Moderate-Income Areas Murchison Road Corridor
	Goals Supported	HSS-4 Fair Housing
	Needs Addressed	Housing Priority Homeless Priority Other Special Needs Priority Community Development Priority Economic Development Priority
	Funding	CDBG: \$82,343
	Description	The City will continue to engage and educate the community on available programs and services offered by the City and other service providers. The City will promote fair housing choice throughout the City. The City will also continue to work with the Fayetteville-Cumberland County Human Relations Commission to provide education and outreach on this topic. The overall goal is to connect community needs with community resources. Educational, informational, and other training opportunities in low- and moderate-income neighborhoods within the City limits of Fayetteville will continue to be offered in the City's recreation centers and other locations during the year. In addition, the City will engage in community events and meetings, make the programs and resources information available on the city's website and market in other ways throughout the year to reach citizens in need of assistance.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of five (5) outreach events will take place throughout the city in low- and moderate-income areas during the program year benefiting a minimum of 50 low- and moderate income persons.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Area (LMA). The Matrix Code is 05Z Other Public Services Not Listed in 03T and 05A-05Y (subject to 15% public service cap).
4	Project Name	Job Skills Training Assistance
	Target Area	Citywide-Other
	Goals Supported	EDS-1 Employment
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$32,000
	Description	The City of Fayetteville recognizes the need for continuing education and skilled training in our community and supports activities and programs to increase economic opportunities for its residents. The City agrees with the idea of creating success by offering hope, opportunity and jobs just as the Fayetteville Technical Community College (FTCC) Continuing Education Department strives to achieve. The Job Skills Training Assistance Program offers a job skills training sponsorship grant up to \$500 per eligible low- and moderate-income participant in numerous areas of training at FTCC that can result in a new or improved employment opportunity. Financial assistance will be provided to assist with tuition, books, uniforms and other eligible expenses. Referrals for this program will be made by FTCC Program Coordinators. This program is designed to reduce the financial burden and to encourage completion of the course resulting in successful employment. Eligible participants that meet HUD Income guidelines and are at or below 80% of the area median income will be screened and recommended by staff at FTCC to receive CDBG funding from this program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 64 low- and moderate-income students will be sponsored during the year.
Location Description	Fayetteville Technical Community College (FTCC), 2201 Hull Rd.	

	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 05H Employment Training (subject to 15% public service cap).
5	Project Name	Connections of Cumberland County
	Target Area	Citywide-Other
	Goals Supported	HOM-3 Homeless Prevention
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$30,000
	Description	This day resource center collaborates with all community resources to empower women and children who are homeless or at-risk of homelessness to become self-reliant. After assisting clients with securing stable housing this agency will work with them for at least a year in case management. This long-term approach has led to a high housing retention rate among clients who actively engage in case management. CCC supplements the rental or utility need and requires the clients to bring their own financial resources into improving their situation.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 20 households will be assisted with security deposits and 40 households with eviction prevention/rental payments during the program year with a total of 60 households being served.
	Location Description	119 M. Cool Spring St.
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 05Q Subsistence Payments.
6	Project Name	Salvation Army
	Target Area	Citywide-Other
	Goals Supported	HOM-2 Operations/Support
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$25,000

	Description	The Salvation Army's mission is to meet basic human needs without discrimination. Two of the basic human needs are food and shelter. The project name for the homeless shelter is the Pathway of Hope Emergency Shelter. The Pathway of Hope Emergency Shelter currently offers 54 beds and provides emergency shelter for single men and families with children. During this time they can focus on increasing their income and finding suitable housing. Case management is tailored to household needs and connects them with community-based services. The City will provide funds to support the purchase of food and supplies for the homeless and to assist with expenses associated with operating a White Flag location during emergency inclement weather.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 200 homeless persons will be served during the program year.
	Location Description	220 E. Russell St.
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 03T Homeless/AIDS Patients Programs (subject to 15% public service cap).
7	Project Name	Fayetteville Urban Ministry Emergency Assistance Program
	Target Area	Citywide-Other
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Other Special Needs Priority
	Funding	CDBG: \$20,000
	Description	The City of Fayetteville will provide Fayetteville Urban Ministry (FUM) funding support for the construction of a self-contained refrigeration and freezer unit. The expansion is critical in order to continue meeting the nutritional needs of low- and moderate income persons and families in the city limits of Fayetteville with their Emergency Assistance (EA) Program and to address the rising issue of food insecurity. This program provides food, clothing case management, rapid re-housing and homeless prevention services to those in need.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated with the expansion of this program that at least 14,000 people will be served.
	Location Description	701 Whitfield St.
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 05W Food Bank (subject to 15% public service cap).
8	Project Name	Veterans Empowering Veterans- Case Management
	Target Area	Citywide-Other
	Goals Supported	HOM-2 Operations/Support
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$10,000
	Description	Veterans Empowering Veterans (VEV) offers programs that are designed to address the causes of being homeless for veterans. This includes job training and placement, mental and substance abuse services, self-sufficiency training and all other forms of case management to assist homeless veterans with transitioning from homelessness to permanent housing and employment.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 40 homeless veterans will benefit from this activity.
	Location Description	325 B. Street
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 03T Homeless/AIDS Patients Programs (subject to 15% public service cap).
9	Project Name	Vision Resource Center
	Target Area	Citywide-Other
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Other Special Needs Priority
	Funding	CDBG: \$25,000

	Description	The Vision Resource Center (VRC) provides services and programs local residents that are blind or visually impaired. VRC is an advocate for their needs, shares information about community resources, provides education and skill development and social interaction opportunities. Transportation is a barrier for the blind and visually impaired and VRC offers a program called VRC On Wheels where staff and volunteers deliver essential items and transport those in need to medical appointments.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 70 people will benefit from this activity.
	Location Description	2736 Cedar Creek Rd.
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 05Z Other Public Services Not Listed in 03T and 05A-05Y (subject to 15% public service cap).
10	Project Name	Greater Life of Fayetteville
	Target Area	Citywide-Other
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Other Special Needs Priority
	Funding	CDBG: \$10,000
	Description	Greater Life of Fayetteville's Intervention and Prevention-People in Need (PIN) program will assist in identifying and offering parental workshops that provide common sense parenting tools, social and interpersonal skills to youth and outside resources to eradicate homelessness and poverty resulting in a more productive community as a whole.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 25 persons will benefit from this activity.
	Location Description	600 Orange St.

	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 05D Youth Services (subject to 15% public service cap).
11	Project Name	Beautification Program
	Target Area	Low- and Moderate-Income Areas Murchison Road Corridor
	Goals Supported	CDS-5 Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$63,000
	Description	This program is designed to foster neighborhood pride by providing assistance that improves the appearance of low- and moderate-income neighborhoods. In order to participate the neighborhood must have an active community organization that meets regularly. The project may include the erection of community signs, landscaping for investor owners with multiple units, purchasing shrubs and flowers and some code enforced activities. The City will make grant funds available up to \$2,000 for eligible beautification projects. Participation and maintenance of the beautification project must be done by the residents of the neighborhood.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of five (5) beautification projects will be completed throughout the City in low- and moderate-income neighborhoods during the program year benefiting the residents of the neighborhood. At least a minimum of 2,000 residents will benefit from this activity.
	Location Description	Low- and moderate-income census tracts within the city limits.
	Planned Activities	The national objective is Low/Mod-Income Area Benefit (LMA). The Matrix Code is 03K Street Improvements.
12	Project Name	Blight Removal Program
	Target Area	Low- and Moderate-Income Areas Murchison Road Corridor
	Goals Supported	CDS-1 Clearance
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$65,245

	Description	This program was designed to demolish and remove property that is abandoned, unsafe, seriously damaged, or deteriorated beyond reasonable financial costs to effectively rehabilitate and to potentially acquire the remaining vacant parcels that may be used for future affordable housing development. Acquisition of the vacant parcels is not required. The program provides up to \$7,500 as a grant to demolish residential properties and up \$30,000 as a grant to demolish commercial properties. Acquisition is limited to the taxable assessed value of the parcel without improvements. Grants will be made available to eligible applicants and participants of the program which can be investors, developers, subrecipients, CHDOs and not-for-profits that own blighted properties within the city of Fayetteville.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 8 blighted properties will be demolished during the program year.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod-Income Area Benefit (LMA). The Matrix Code is 04 Clearance and Demolition.
13	Project Name	Business Assistance Loan
	Target Area	Citywide-Other
	Goals Supported	EDS-2 Financial Assistance
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$290,000
	Description	This program is designed to stimulate small business investment within the city limits of Fayetteville, create new services and retail businesses in the low to moderate-income areas and retain or create jobs for low- and moderate-income residents. The City's loan works in conjunction with a primary loan from a bank or other approved lender and provides the down payment or gap financing that is needed by the small business owner for the purchase, renovation or new construction of a commercial property within the city limits. Each small business that receives a loan must retain or create one full-time equivalent job for each \$50,000 loaned per HUD guidelines making any new jobs created available to low to moderate-income persons.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of two (2) loans will be provided that will result in at least six (6) jobs being created or retained for low- and moderate-income persons.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod-Income Jobs. The Matrix Code is 18A Economic Development: Direct Financial Assistance to For-Profit Business.
14	Project Name	Small Business Development Grant Program
	Target Area	Citywide-Other
	Goals Supported	EDS-2 Financial Assistance
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$100,000
	Description	This program is designed to assist with the further development of small businesses located in the city limits of Fayetteville that are creating or retaining jobs for low- and moderate-income persons. For the purposes of this program, a small business in the development phase is defined as one that is established and has been in operation for one to three years. A 50/50 matching reimbursement grant up to \$10,000 is available for eligible small business working capital expenses such as inventory and equipment. Eligible businesses must be referred by the Center for Economic Empowerment and Development (CEED) or another small business center in order to be considered for this grant program. Small businesses that have the proper training prior and during the launch of their small business will have a higher success rate by obtaining the core knowledge and skills.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of ten (10) small businesses will be assisted with at least ten (10) low- and moderate-income jobs created or retained by these businesses.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod-Income Jobs. The Matrix Code is 18A Economic Development: Direct Financial Assistance to For-Profit Business.
	Project Name	Business Counseling Services

15	Target Area	Citywide-Other
	Goals Supported	EDS-3 Small Business Assistance
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$80,000
	Description	The City will contract with a local non-profit and women's business center, the Center for Economic Empowerment and Development (CEED) to provide direct support to entrepreneurs and small businesses that are starting or expanding a business. CEED will assist all types of small businesses in business development, especially those that are women-owned and socially disadvantaged. Workshops, consulting, financial literacy and other services are provided in person and virtually.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 200 clients will be served with at least 51% (102) of those clients being at 80% or below the area median income per HUD guidelines.
	Location Description	230 Hay St.
	Planned Activities	The national objective is Low/Mod-Income Clientele, Job Service Benefit (LMCSV). The Matrix Code is 18B Economic Development: Technical Assistance.
16	Project Name	Commercial Exterior Improvement Grant Program
	Target Area	Low- and Moderate-Income Areas Murchison Road Corridor
	Goals Supported	EDS-2 Financial Assistance
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$123,000

	Description	This program is designed to promote the revitalization of facades for active, for-profit businesses that are creating or retaining jobs for low- and moderate-income persons. This program is designed to encourage and support revitalization through the rehabilitation of commercial building exteriors and landscapes. The City will offer a 50/50 matching reimbursement grant up to \$20,000 for each exterior renovated. Eligible exterior projects include, but are not limited to, signage, awnings, painting, parking lot repair, windows and door replacement. The grant must be approved by the City's Grant Committee before the renovation work begins to ensure that federal requirements are met regarding the use of the funds. Grant funds are reimbursed after project completion. Projects that are underway or already completed are not eligible.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of six (6) small businesses will be assisted with at least six (6) low- and moderate-income jobs created or retained by the small businesses.
	Location Description	Low- and moderate-income areas within the city limits.
	Planned Activities	The national objective is Low/Mod-Income Jobs. The Matrix Code is 18A Economic Development: Direct Financial Assistance to For-Profit Business.
17	Project Name	Small Business Retention Grant
	Target Area	Citywide-Other
	Goals Supported	EDS-2 Financial Assistance
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$145,000
	Description	This program assists with the expansion costs of an existing small business that have been operating over three years with the objective of retaining businesses, creating and retaining jobs for low- and moderate-income persons in the City limits of Fayetteville. A 50/50 reimbursable matching grant up to \$10,000 will be considered for eligible inventory and equipment purchases, other eligible small business operating expenses. As small businesses continue to recover from the economic disruption due to the pandemic this program will be available to provide the assistance needed.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 14 small businesses will be assisted that will result in 14 jobs created or retained for low- and moderate-income persons.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod-Income Jobs. The Matrix Code is 18A Economic Development: Direct Financial Assistance to For-Profit Business.
18	Project Name	Emergency Repair Program
	Target Area	Citywide-Other
	Goals Supported	HSS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$586,153
	Description	Low- and moderate-income homeowners requiring immediate housing rehabilitation assistance are referred to the Fayetteville Urban Ministries Nehemiah Urgent Repair Program. This program provides repairs for homes that have an immediate need beyond the ability of the owner to pay and is offered as a grant up to \$10,000. The home must be located within the City limits of Fayetteville.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 60 low- and moderate-income homeowners will benefit from this activity.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 14A Rehabilitation; Single-Unit Residential.
19	Project Name	Homebuyers Assistance
	Target Area	Citywide-Other
	Goals Supported	HSS-1 Homeownership Assistance
	Needs Addressed	Housing Priority
	Funding	CDBG: \$129,000

	Description	First-time homebuyers buying a home within the city limits of Fayetteville may qualify for a zero interest, forgivable loan up to \$10,000 for a five year term. This second mortgage can assist with the down payment and/or closing costs for the purchase of a home. Eligible applicants must meet HUD Income guidelines and be at or below 80% of the area median income and participate with the City's Homebuyer Education Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of five (5) low- and moderate-income first time homebuyers will be assisted.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 13B Homeownership Assistance – Excluding Housing Counseling, under 24 CFR 5.100.
20	Project Name	Homeowner Rehabilitation Program
	Target Area	Citywide-Other
	Goals Supported	HSS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	HOME: \$673,688
	Description	This program provides substantial housing rehabilitation assistance through a low interest loan with rates between 0-5%. The City's Owner Occupied Housing Rehabilitation Program is available for homeowners within the City limits. The minimum amount of assistance provided through this program is \$10,000 and the program cap amount is based on a rehabilitation analysis showing that rehabilitation is the most cost feasible course of action to bring the home up to current standards. Income requirements will dictate whether the household will receive a deferred loan or low interest loan, as well as the assigned interest rate. The amount borrowed for the repairs will determine the length of the term for the full housing rehabilitation program.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of five (5) low- and moderate-income homeowners will benefit from this activity.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 14A Rehabilitation; Single-Unit Residential.
21	Project Name	Single Family Housing Development-CHDO
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	HOME: \$150,000
	Description	To increase the supply of affordable housing for low- and moderate income families, the City has partnered with one local Community Housing Development Organization, Fayetteville Area Habitat for Humanity (FAHFH) during the program year to construct or rehabilitate affordable single family homes. These homes will be occupied by residents whose income is between 20% and 80% of the area median income. Each eligible family will have an affordable monthly mortgage payment to Habitat that enables them to afford a home of their own who would otherwise be unlikely to qualify for a mortgage. The construction of single family homes in the B Street community is planned for this program year and \$45,000 per house is requested to include \$36,000 for construction and \$9,000 toward the purchase of the property.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that three (3) low- and moderate-income families will benefit from this activity.
	Location Description	B Street low income community.
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 12 Construction of Housing.
22	Project Name	New Affordable Housing Production
	Target Area	Citywide-Other

	Goals Supported	HSS-2 Housing Construction HSS-4 Fair Housing
	Needs Addressed	Housing Priority
	Funding	HOME: \$800,000
	Description	To increase the supply of affordable rental units the City will allocate funds for projects that construct affordable rental units for low- and moderate-income families within the city limits of Fayetteville. Projects will be selected by RFP and presented to Council for funding.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 20 low- and moderate-income families will benefit from this activity.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 12 Construction of Housing.
23	Project Name	West Cumberland Apartments
	Target Area	Citywide-Other
	Goals Supported	HSS-2 Housing Construction HSS-4 Fair Housing
	Needs Addressed	Housing Priority
	Funding	HOME: \$400,000
	Description	This project is for the construction of affordable rental housing units located on Cumberland Road. The City shall utilize its HOME funds to leverage other private and public dollars that will result in the construction of 64 additional affordable rental units, consisting of one, two, and three bedroom units for low- and moderate-income families and individuals.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project will result in 64 new rental units that will be made available to low- and moderate-income families with the City's HOME funds assisting with the construction of six (6) of those units.
	Location Description	Census Tract 32.01- Raeford Rd.

	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 12 Construction of Housing.
24	Project Name	Water and Sewer Assessment Assistance Program
	Target Area	Citywide-Other
	Goals Supported	CDS-5 Infrastructure
	Needs Addressed	Housing Priority
	Funding	CDBG: \$180,000
	Description	The City will use CDBG funds to provide grants in the amount of \$2,000 for water/sewer assessments and \$900 for plumber hook-up fees for low- and moderate-income homeowners during the program year that have been assessed and need assistance with payment of these fees.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of fifteen (15) low- and moderate-income homeowners will be assisted.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 03J Water/Sewer Improvements and this activity will assist with the LMH assessment fees.
25	Project Name	Program Administration
	Target Area	Citywide-Other
	Goals Supported	APM-1 Management
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$347,124 HOME: \$93,743
	Description	Program administration and planning costs associated with administering the CDBG and HOME grant funded programs and activities during the program year.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Citywide
	Planned Activities	The Matrix Code is 21A General Program Administration.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The following information provides a profile of the population, age, and racial/ethnic composition of the City of Fayetteville. This information was obtained from the U.S. Census Bureau American Factfinder website, <http://factfinder.census.gov>. The 2013-2017 American Community Survey 5-Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City of Fayetteville. The 5-year estimates are the most recent data available for the City.

POPULATION:

The City of Fayetteville's overall population as reported in the 2013-2017 American Community Survey Five-Year Estimates was 210,324:

- Between 2000 and 2010, the population decreased from 203,381 to 200,439.
- Since 2010, the population increased by 4.9%.

AGE:

The City of Fayetteville's age of population:

- Median Age in the City is 30.0 year old
- Youth under age 20 account for 26.8% of the population
- Adults between the ages of 20 and 45 account for 20.2% of the population
- Adults between the ages of 45 and 65 account for 11.2% of the population
- Seniors over the age of 65 account for 11.2% of the population

RACE/ETHNICITY:

Racial/ethnic composition of the City of Fayetteville from the 2013-2017 American Community Survey

Five Year Estimates:

- 45.9% are White
- 41.5% are Black or African American
- 0.9% are American Indian or Alaska Native
- 2.9% are Asian
- 0.3% are Native Hawaiian and Other Pacific Islander
- 2.6% are Other
- 5.8% are Two or more races
- 12.0% of residents identified as Hispanic or Latino

INCOME PROFILE:

At the time of the 2013-2017 American Community Survey, median household income in the City of Fayetteville was \$43,439.

- 24.7% of households have earnings received from Social Security Income
- 1.6% of households have earnings received from public assistance
- 22.4% of households have earnings received from retirement income
- 45.5% of female-headed households with children under the age of 18 were living in poverty
- 29.0% of all youth under 18 years of age were living in poverty

The City of Fayetteville has an overall low- and moderate-income percentage of 53.8%. There are a total of 51 block groups in the City that are over 51% low- and moderate-income.

ECONOMIC PROFILE:

The following illustrates the economic profile for the City of Fayetteville as of the 2013-2017 American Community Survey:

- 8.1% of the employed civilian population had occupations classified as professional, scientific, and management, and administrative, and waste management services
- 27.6% were considered employed in the educational services, health care, and social assistance
- 12.5% of workers were arts, entertainment, and recreation, and accommodation and food service
- 13.5% of workers were considered retail trade
- 70.6% of workers were considered in private wage and salary workers class
- 25.2% of workers were considered government workers
- 4.1% of workers were considered in the self-employed workers in their own not incorporated

business

The City of Fayetteville will provide CDBG funds to activities principally benefitting low/mod income persons and areas in the City.

Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income Areas	46
Citywide-Other	46
Murchison Road Corridor	7

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The proposed activities and projects for FY 2021 are located in areas of the City with the highest percentages of low- and moderate-income persons, and those block groups with a higher than average percentage of minority persons. A list of Census Tracts and Block Groups that have at least 51% of the households with low- and moderate-incomes is included in the appendix.

Discussion

The geographic locations and the public benefit for the FY 2021 CDBG and HOME Activities/Projects are as follows:

- **Homebuyers Education Program** – Citywide**Homebuyers Assistance** – Citywide**Single Family Housing Dev-CHDO** – Low- and Moderate-Income Area**Housing Rehabilitation Program** – Citywide**Emergency Assistance Program-FUM** – Citywide**Emergency Rehab-FUM** – Citywide**Blight Removal** – Low- and Moderate-Income Areas; Murchison Rd. Corridor**West Cumberland Apartments** – Raeford Rd.**New Affordable Housing Production** – Citywide**Family Reunification** – Citywide**Veterans Empowering Veterans** – Citywide**Vision Resource Center** – Citywide**Greater Life of Fayetteville** – Citywide**Business Counseling Services** – Citywide**Salvation Army** – Citywide**Connections of Cumberland County** – Citywide**Business Assistance Loan** – Citywide**Small Business Development Grant** – Citywide**Business Counseling Services: CEED** – Citywide**Commercial Exterior Improvement Grant Program** – Low- and Moderate-Income Areas; Murchison Road Corridor**Small Business Retention Grant** – Citywide**Job Skills Training Assistance** – Citywide**Community Outreach** – Low-and Moderate-Income Areas; Murchison Road Corridor**Water and Sewer Program** - Citywide

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Fayetteville will fund affordable housing projects with the following accomplishments in FY 2021:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	94
Special-Needs	0
Total	94

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	29
Rehab of Existing Units	65
Acquisition of Existing Units	0
Total	94

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

Discussion

During this program year the City is funding the following affordable housing projects/activities with CDBG and HOME funds:

- **Single Family Housing Development-CHDO** – 3 single family houses constructed
- **Housing Rehabilitation Program** – 5 housing units
- **Emergency Home Repair-FUM** – 60 housing units
- **West Cumberland Apartments** – 6 households
- **New Affordable Housing Production** - 20 households

Additionally, though the City is funding two programs that assist with low- and moderate-income

homeownership, which are not included in the above chart:

- **Homebuyers Education Program** – 80 persons
- **Homebuyer Assistance Program** – 5 households

AP-60 Public Housing – 91.220(h)

Introduction

Fayetteville Metropolitan Housing Authority's mission is to meet its community's housing needs by providing decent, safe and affordable housing. It is the goal of the Housing Authority to promote self-sufficiency, personal growth and neighborhood revitalization by maximizing its resources and maintaining the fiscal veracity of the agency. It is FMHA's belief that housing is a basic right and the substance for a successful life. The Housing Authority staff are committed to serving the Fayetteville community in a manner that demonstrates professionalism, care and consideration. Because the Fayetteville Metropolitan Housing Authority receives applications from all over the United States (due to the presence of Fort Bragg and the large number of people moving to the area for military service), FMHA rarely accepts applications.

Fayetteville Metropolitan Housing Authority is rated as a "high performer" by HUD.

Fayetteville Metropolitan Housing Authority owns and professionally manages ten (10) family communities and elderly/disabled rental apartments. Within these communities are 1,045 public housing units. The Housing Authority is currently working on the development of a 272-unit public housing community on Grove Street. Additionally, one 52-unit structure is undergoing the RAD conversion process, and an additional 32-unit structure has gone through RAD conversion.

The waiting list for public housing is currently open, and is open indefinitely. The breakdown of the waiting list is 61.3% single-person households, 34.7% two-person households, 3.5% three-person households, 0.8% four-person households, and 0.5% five-person or greater households, for a total of 354 households on the waiting list as of January 9, 2020 (the last waiting list available). With public housing occupancy is at 98%, there is a greater demand than supply. However, public housing residents have been converting to Section 8, and demand for public housing has decreased among households who qualify for Section 8.

Fayetteville Metropolitan Housing Authority does not have any homebuyer programs for residents. FMHA has a Family Self-Sufficiency program, a resident services program, and a Step Up to Work program where they average two (2) participants per year. FMHA also has a pilot program for tax forgiveness.

The Fayetteville Metropolitan Housing Authority administers 1,749 Section 8 Housing Choice Vouchers as of October 15, 2019, as well as an additional 223 VASH vouchers. A total of 1,714 of these vouchers are living in Section 8 Housing. Demand for a quality Section 8 Housing rental exceeds the supply of

decent, affordable rental units. Section 8 Housing is currently at 98% occupancy. There were 218 families/individuals on the Housing Choice Voucher waiting list as of January 9, 2020 (the last waiting list available). The waiting list is currently closed.

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

The Fayetteville Metropolitan Housing Authority has determined the needs for its properties through interviews with its Resident Advisory Board. The FMHA recently submitted its Five Year Plan Update for its FY 2019 through FY 2023 Public Housing Capital Fund Program Grant, and submitted its complete Five Year Plan for FY 2019-2023 in summer of 2019. The Capital Fund Grant award for FY 2020 was \$1,707,832.

The Housing Authority has applied to HUD for 216 units in Grove View Terrace and 32 units in Hillside Manor for RAD conversion. In addition to the RAD conversion, the Housing Authority will replace the units with 56 tax credit units in conjunction with the 216 RAD units.

The major work items for the Fayetteville Metropolitan Housing Authority's properties in the year 2020 are as follows:

- Melvin Place – Point Place – Sidewalks/Grounds/Parking/Streets; UCPS Code Compliance; Floor Improvements; Roof Repairs/Replacement; Interior Painting; and Pest Control.
- Holland Homes – Sidewalks/Grounds/Parking/Streets; UCPS Code Compliance; Floor Improvements; Roof Repairs/Replacement; Interior Painting; and Pest Control.
- Scattered Sites – Sidewalks/Grounds/Parking/Streets; UCPS Code Compliance; Floor Improvements; Roof Repairs/Replacement; Interior Painting; and Pest Control.

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

According to the Five Year and Annual Plan for 2019-2023, FMHA's progress in meeting their mission and goals states that FMHA set the goal of cooperating with the City of Fayetteville, Cumberland County, and other neighborhood partners to promote neighborhood revitalization and economic development in designated areas of the City. FMHA has an active resident council that expresses need for all public housing communities under the Fayetteville Metropolitan Housing Authority. The Resident Advisory Board has actively contributed to the FMHA's 2019-2023 Five Year and Annual Plans.

Section 8 Voucher Holders have the opportunity to plan and reach goals that they set for themselves and their families, as well as save a significant amount of money. This opportunity is available to Section

8 holders who choose to become participants in Section 8's Family Self-Sufficiency Program. There are two parts to the program. The first part of the program is the Self-Sufficiency program where participants have the opportunity to work toward meeting its goals that they set for their families, as well as save money that will become theirs when they have completed their goals. The second part of the program is the Homeownership Program. In this part of the program, a Section 8 participant can choose to use his or her Section 8 voucher to assist with the purchase and payment of a home. Each part of the Self-Sufficiency program is detailed below.

Family Self-Sufficiency (FSS) is a voluntary HUD program that encourages and assists families to become self-sufficient. Anyone currently on the Section 8 Housing Choice Voucher program is eligible for this program. FSS offers a financial incentive to families through an escrow account, which is based on an increase in a families earned income. An example of an increase in earned income would be when a family member has a pay raise, obtains employment or has an increase in his or her working hours that results in an increase in the portion of rent that the family pays each month. For example, if a family member begins working 40 hours per week, and the families rent increase \$25.00 dollars per month, that \$25.00 dollars goes into an escrow account that the Housing Authority establishes for the family. This account becomes available to the family when the family successfully completes their FSS Contract of Participation. Depending upon each participant's situation, the FSS Program can connect tenants with job training, resource planning, credit repair resources, basic skills education, high school equivalency (GED) programs, post-secondary education, and assistance with securing meaningful employment. Advisors provide emotional support, case management, and personalized assistance.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Fayetteville Metropolitan Housing Authority is not designated as a troubled housing authority.

Discussion

The Fayetteville Metropolitan Housing Authority is continuing to meet its goals by securing funding through RAD conversion, development of Section 8 Project-Based Voucher Developments, and revitalization of its existing units.

The Fayetteville Metropolitan Housing Authority will be partnering with the City of Fayetteville in its pursuit of a Choice Neighborhoods Initiative Grant for the Murchison Road Corridor.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The following goals and objective for the City of Fayetteville’s Homeless Strategy have been identified for the FY 2021 Annual Action Plan.

- **HOM-1 Housing** - Promote and assist in developing housing opportunities for persons and families experiencing homelessness, and those who are at-risk of becoming homeless.
- **HOM-2 Operations/Support** - Promote and assist in program support services for the homeless.
- **HOM-3 Homeless Prevention** - Promote and assist in anti-eviction and prevention of unfair housing practices which may contribute to homelessness.

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

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

The Point-in-Time Count on January 29, 2020 identified a total of 297 homeless persons and 38 households that resided in emergency shelters. The count was a shelter count only and not a street count due to the pandemic. Of these, 165 persons, or 56%, were unsheltered and this included 28 veterans. There were 94 persons in transitional housing and 38 persons that were housed in emergency shelter. There are no numbers for the homeless families with children. Unaccompanied youth or teens aging out of foster care and young adults in the 18-24 age transition stage are difficult to locate. None were reported during the 2020 count. Of the 297 homeless people counted it was identified that there were 23 survivors of domestic violence; two with HIV/Aids; 34 having a serious mental illness and 15 with substance abuse disorders. While it is understood these numbers are not a true reflection of the entire homeless population, it does indicate a need for greater outreach and shelter/housing options for these special needs groups.

There are support systems in place for Homeless Veterans because of the adjacent military base in Fort Bragg. There are multiple organizations that serve Homeless Veterans in Fayetteville and Cumberland County, including the Salvation Army, Veteran Services of the Carolinas, Veterans Empowering Veterans and Volunteers of America. Homeless Veterans often require additional services, with mental health services being the most commonly cited need.

The lead agency for the Fayetteville-Cumberland County Continuum of Care is Cumberland County. Membership in the CoC is open to any stakeholder in the community, and membership is ultimately determined by the CoC Board. The Board sets priorities and strategies and is organized into work groups to provide feedback on the goals and strategies of the CoC. The Board encourages individuals who are homeless or formerly homeless to provide input at public CoC meetings that are held quarterly. The CoC

has adopted Coordinated Entry, which is administered by Cumberland HealthNET, and has required all ESG recipients to adopt a Housing First model.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelters for families are run by the Salvation Army and Family Promise. Operation Inasmuch provides additional emergency shelters targeted toward men. Homeless shelters are often concentrated in low- and moderate-income areas and areas of minority concentration.

There are organizations in the region that target veterans due to the large population. The Salvation Army currently has 22 beds available for veterans alongside its family shelter beds. The number of available beds have decreased from the prior year due to COVID and social distancing. The City is currently in discussions with the Salvation Army to reopen and operate the Hope Center Homeless Shelter that can provide an additional 21 beds.

Some additional emergency shelters and transitional housing programs are put in place for weather events. Salvation Army operates a “White Flag” shelter for weather amnesty in the cold. Additional programs have been created in the past to address those displaced by hurricanes and other natural disasters, which is run through the Back at Home Program for disaster relief, which is administered by Volunteers of America.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Fayetteville-Cumberland County CoC has not yet included the housing first model in its written standards, though this change is being discussed. The CoC has implemented Coordinated Entry, with Cumberland HealthNET acting as the lead entity. The Coordinated Entry process evaluates individuals when they present themselves, and they are directed toward the diversion, emergency shelter, transitional housing, or permanent supportive housing facilities that will best meet their needs. There is a need for more rapid rehousing in the area, as care providers calculate that approximately 80% of the homeless population needs only to be rehoused and can quickly stabilize after being placed in housing.

Though the per capita rate of homelessness has decreased in Cumberland County since 2013, the number of chronically homeless individuals increased between 2018 and 2019 from 70 to 120. This underscores a need for additional permanent supportive housing. According to care providers, approximately 20% of the homeless people in the area require more substantive services. These services

could be provided through additional permanent supportive housing.

Many of the organizations associated with the CoC focus on providing additional services to complement housing services. These services include job training, health services, and case management.

Cumberland County has approximately 1,000 children in foster care at any given time. Children who have been released from delinquent court will be placed in foster care even if they have parents that can support them, overloading the system. Children aging out of this system are at-risk, but these children are largely supported through Department of Social Services upon release.

The number of homeless Veterans in Cumberland County has decreased from 38 in 2019 to 28 in 2020. This could be caused by a variety of factors to include the limited count conducted, but there are many social services targeted toward job training for veterans and shelters for veterans. Fayetteville Metropolitan Housing Authority has 223 VASH vouchers for Veterans, though their utilization rate is only 80% due to the VA's administration of the vouchers.

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

Hospitals must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, and resources and supports available. While health care facilities try to send individuals home or to family, sometimes they discharge to a nursing home, rehab hospital or as last resort, a non-HUD funded shelter. Though all discharge plans contain provisions to avoid discharging individuals into a situation where they are literally homeless, shelters are often full and individuals who are discharged will have no choice but to live on the street. Some shelters have protocols against accepting certain individuals directly from a hospital. Populations that are discharged from hospitals and correctional facilities are sent to particular shelters, such as the Family Promise for individuals exiting incarceration, but these shelters do not contract with these institutions and individuals arriving at these places will be unplanned for and, as a result, turned away. In 2020, the City partnered with Cumberland HealthNET to support a program, Healthy Home that worked with homeless persons being discharged. Forty of these persons are now permanently housed after release from hospitals.

Cumberland County Department of Social Services provide a variety of services to low-income people to

provide them with support and help them maintain stability. These services target populations that have a significant amount of crossover with homeless populations, such as addiction and mental health services.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The FY 2020 Analysis of Impediments identified the following impediments to fair housing:

- **Impediment 1: Fair Housing Education and Outreach** - There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities, and the disabled population.
- **Impediment 2: Quality Rental Housing vs. Affordability** - The City of Fayetteville and Cumberland County have a large supply of rental housing that does not meet the minimum property standards and 35.9% of all households are cost overburdened and spend 30% or more of their monthly income on housing.
- **Impediment 3: Lack of Quality Affordable Homeowner Housing** - There is a lack of housing resources for low- and moderate-income households to purchase a home. Many houses that are available for purchase are in need of substantial rehabilitation work.
- **Impediment 4: Continuing Need for Accessible Housing Units** - As an older built-up environment, there is a lack of accessible housing units in the City of Fayetteville and Cumberland County. 21.9% of the County's housing units (including the City of Fayetteville) were built over 60 years ago and do not have accessibility features, while 16.6% of the County's population is classified as disabled.
- **Impediment 5: Economic Issues Affecting Housing Choice** - There is a lack of economic opportunities in the City of Fayetteville and Cumberland County which prevents low-income households from increasing their financial resources to be able to choose to live outside areas of concentrated poverty.
- **Impediment 6: Impacted Areas of Concentration** - There are specific high poverty, racially segregated areas throughout the City of Fayetteville and Cumberland County where the concentration of low-income minority persons exceeds 70% of the area's corresponding population.

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

The City of Fayetteville in its most recent Analysis of Impediments to Fair Housing Choice identified that the City's zoning ordinance included distance requirements for group homes, which is in violation of the Fair Housing Act and should be addressed. It is important to note that the State of North Carolina has considerable control over local zoning, and the issue of distance requirements for group homes is

currently being litigated at the State level.

The City of Fayetteville prepared a new Analysis of Impediments to Fair Housing Choice in 2020. The City of Fayetteville is committed to affirmatively furthering fair housing.

During its FY 2021 CDBG and HOME Program Year the City of Fayetteville proposes to fund activities/projects that affirmatively further fair housing. This includes:

- Assistance with rehabilitation costs for lower income homeowners and landlords who rent to lower income renters.
- Funds for emergency housing rehabilitation.
- Funds for down payment assistance for first-time homebuyers.
- Funds for education and outreach for fair housing.
- Funds for the prevention of homelessness and provision of resources to at-risk populations. Housing counseling services.
- Funds for project financing and related costs for affordable housing developments.

Discussion:

A full list of the Impediments to Fair Housing Choice and related strategies to overcome these impediments is attached in the Appendix section of this FY 2021 Annual Action Plan.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Fayetteville has developed the following actions planned to: address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite efforts made by the City of Fayetteville and social service providers, a number of significant obstacles remain to meeting underserved needs. With funding resources being scarce, funding becomes the greatest obstacle for the City of Fayetteville to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. Through its planning efforts, the City will use its limited resources to address the City of Fayetteville's greatest needs and improve the quality of life for its residents. The following obstacles need to be overcome in order to meet underserved needs:

- Lack of decent, safe, sound, and affordable owner and renter housing.
- The transition of owner-occupied housing into renter-occupied housing.
- Aging in place population who need accessibility improvements.
- Need major rehabilitation of the City's aging housing stock.
- The increasing number of vacant and abandoned properties.
- Low wages in the service and retail sector job market.
- Vacant and abandoned buildings in major commercial corridors.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City of Fayetteville proposes the following Five-Year Goals and Strategies:

- **HSS-1 Homeownership Assistance** - Promote and assist in developing homeownership opportunities for low- and moderate-income persons & families.
- **HSS-2 Housing Construction** - Promote and assist in the development of new affordable housing inventory, both rental and sales housing.
- **HSS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner and renter occupied housing inventory in the City of Fayetteville.
- **HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice throughout the City of Fayetteville.
- **HSS-5 Housing Education** - Promote and assist in educating homeowners, tenants, landlords, and new homebuyers in best practices for purchase and maintenance of affordable housing

rentals, including foreclosure and eviction prevention.

The City of Fayetteville intends to reprogram previous year's CDBG and HOME funds into housing construction and housing rehabilitation to meet the need for affordable housing. The City of Fayetteville designated a Neighborhood Revitalization Strategy Area along the Murchison Road Corridor, and will be targeting resources for housing development toward this area. The City received a Choice Neighborhoods Initiative Planning Grant for \$450,000 to create additional affordable housing in the neighborhood.

The City of Fayetteville will continue to work with the Fayetteville-Cumberland County Human Relations Commission during this program year to again provide education and outreach.

Actions planned to reduce lead-based paint hazards

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition – supported by the CDBG and HOME programs. The City of Fayetteville will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

For any housing rehabilitation program using Federal funds, the City of Fayetteville will ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- The contractor handbook includes guidelines prohibiting the use of lead-based paints in new

construction and citing safety regulation 40 CFR Part 745 for housing rehabilitation.

Program staff monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

Actions planned to reduce the number of poverty-level families

According to the 2013-2017 American Community Survey, approximately 19.3% of Fayetteville's residents live in poverty. Female-headed households with children are particularly affected by poverty at 45.5%, and 29.3% of all youth under the age of 18 were living in poverty.

The City's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development, including job-training services for low-income residents. The City allocates a large portion of CDBG funding to economic development activities to provide programs that lift families out of poverty and support small business development. In addition, the City is going to continue to partner with local social service organizations that target low-income residents.

Planned economic development and anti-poverty programs include:

- Job-training services through NCWorks.
- Partnerships for job training with Fayetteville State University.
- Economic development activities along the Murchison Road Corridor.
- Business consulting with the Center for Economic Empowerment and Development (CEED).
- Homeless prevention services.
- Promotion of new job opportunities.

Actions planned to develop institutional structure

The City of Fayetteville works with the following agencies to enhance coordination:

- **City of Fayetteville – Economic & Community Development** - oversees the CDBG and HOME programs.
- **Fayetteville Metropolitan Housing Authority** - oversees the improvements to public housing communities and the Section 8 Housing Choice Voucher Program.
- **United Management II** - oversees development of affordable housing through Low-Income Housing Tax Credits (LIHTC).
- **Social Services Agencies** - the City provides funds to address the needs of low- and moderate-income persons.
- **Housing Providers** - the City provides funds to rehabilitate and develop affordable housing for low- and moderate-income families and individuals.
- **Cumberland County Department of Social Services** - provides mainstream social services to

individuals and families in the City of Fayetteville and Cumberland County.

- **Cumberland County** - oversees the Continuum of Care for Fayetteville-Cumberland County.

As part of the CDBG and HOME application planning process, local agencies, and organization are invited to submit proposals for CDBG and HOME funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing survey forms.

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

Public Institutions: The City will act as a clearinghouse and facilitator for many of the activities described in the annual action plan. As the local unit of government, the City is empowered to apply for and administer certain types of grants. Support from the City, expressed as a certification of consistency or some other instrument, may be all that is required for some activities. Other activities will involve the more direct participation of the City for funding, acquisition of land or buildings, or in convening meetings of various agencies to iron out differences or strategies on how to seize opportunities. The City will continue to administer the CDBG and HOME programs.

The Fayetteville Metropolitan Housing Authority administers public housing and Section 8 Housing Choice Voucher programs throughout the City. This Authority is responsible for the management and maintenance of public housing units. The Housing Authority will continue in its efforts to modernize these public housing units in order to provide decent, affordable housing in the City.

Non-Profit Organizations: Non-profit housing agencies play a role in the implementation of this plan. Through the construction of new housing, and the rehabilitation of existing units, these agencies access financing sources such as the Low Income Housing Tax Credit, Golden LEAF funding, and charitable contributions that increase the supply of affordable housing. While some groups focus on the rehabilitation of single units for resale to first time homebuyers, others have attempted to create assisted rental developments. In the future, the union of such groups with social service agencies that serve specific special needs populations will address the Five Year Consolidated Plan strategy for creation of supportive housing and affordable housing opportunities.

Non-profit educational institutions provide an important partnership for the City. The City is pursuing a partnership with Fayetteville State University to provide job training for residents of the Murchison Road Corridor. This partnership will form a key linkage in the development of a Neighborhood Revitalization Strategy Area, and will lay the groundwork for a Choice Neighborhoods Initiative grant application based on the area.

Social service agencies are a link between the provision of housing and the population it is intended to serve. The agencies work directly with providers of services to persons with special needs including: mental health, intellectual disability, elderly, drug and alcohol addiction and families that are at-risk of

becoming homeless. Although these agencies cannot provide housing, they can direct housing efforts where needed and are integral in the planning of housing and services for target populations. Emergency shelters, including the Salvation Army and Endeavors, will continue to provide shelter for the homeless.

Private Industry: The City has multiple programs to assist in job development and retention that are targeted toward private businesses. Small business consulting, loans, and grants are designed to assist entrepreneurs in areas with high low- and moderate-income populations. Additionally, larger financial incentive programs are implemented by the City to recruit businesses that provide jobs that pay decent wages for residents of the City.

Discussion:

The City of Fayetteville allocates CDBG and HOME funds annually to implement actions designed to accomplish goals and objectives that meet community needs identified in its Consolidated Plan. Consequently the City is responsible for ensuring that funding recipients (i.e., subrecipients and CHDOs) comply with applicable regulations and requirements governing their administrative, financial and programmatic operations. In accordance with 24 CFR 91.230, the City utilizes a local monitoring and compliance plan that describes the standards and procedures that will be used to monitor activities carried out in each One-Year Action Plan and will be used to ensure long-term compliance with requirements of the programs involved; the plan also includes a schedule of projected monitoring visits for the program year.

The City's monitoring and compliance plan is designed to accomplish the following objectives:

- To determine if project activities are consistent with the service agreement and conducted in a timely manner.
- To determine eligibility of costs charged to the project under applicable laws and CDBG/HOME regulations and reasonable in light of the services or products delivered.
- To determine if activities are conducted with adequate control over program and financial performance and in a way that minimizes opportunities for waste, mismanagement, fraud and abuse.
- To assess if the subrecipient/CHDO has continuing capacity to carry out the approved project.
- To identify potential problem areas and to assist the subrecipient/CHDO in complying with applicable laws and regulations.
- To assist subrecipient/CHDO in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- To provide adequate follow-up measures to ensure that performance and compliance

deficiencies are corrected by subrecipient/CHDO, and not repeated.

- To ensure that the maintenance of required records is accomplished.

The monitoring visit is followed with written a report detailing concerns, comments and/or recommendations for improvement.

- In addition to on-site visits, the City also monitors subrecipient activities through the review of reports and draw requests. Each subrecipient is required to submit monthly or quarterly written reports on the progress of their CDBG-or HOME-funded activities. These reports indicate how well the subrecipient is performing against the targets set in the grant agreement. They submit requests for reimbursement of project expenses as needed (usually monthly or quarterly) with sufficient back-up detail to support the request (e.g. copies of payrolls or paid invoices). Reimbursements are made after the expense has been incurred and reviewed for eligibility by the City.
- Particular attention is paid to compliance with eligibility and National Objective requirements. Other areas of emphasis during monitoring visits are project performance, contract compliance, financial management, record management, procurement practices and compliance with civil rights requirements

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Fayetteville receives an annual allocation of CDBG funds. Since the City receives this federal allocation the questions below have been completed, as they are applicable.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	61,794
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	61,794

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The City of Fayetteville does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Fayetteville shall implement the HUD recapture provisions as outlined in 24 CFR Part 92.254 in administering its eligible HOME-funded homebuyer assistance programs by requiring the recapture of the full amount of the HOME subsidy if the property is sold during the period of affordability. This means and equates to the original HOME loan amount provided to the homebuyer minus loan payments already received from (or on behalf of) the homebuyer, for collection of the loan's principal balance due from, but not in excess of, the net sales proceeds. To the extent that net sales proceeds are available at closing, the principal balance of HOME funds is due and payable. In the event of foreclosure, the City may not require the Homebuyer to repay an amount greater than the net proceeds available after the foreclosure sale. The City shall attempt to collect only the amount of its entire HOME subsidy and shall allow the homebuyer to retain all appreciation from the sale of the property once the City has been repaid its HOME funds.

The City shall enforce its HOME Program Recapture Provisions by: 1) Requiring each homebuyer to read, understand and execute the City's Homebuyer HOME Investment Partnership Funds Recapture Agreement; 2) Securing every loan provided with a Deed of Trust (lien) on the property executed by the homebuyer during the close of the loan which shall ensure repayment of the City's full HOME subsidy prior to any subsequent conveyance of the property. 3) Recapturing the full HOME subsidy and/or principal balance due at the time of a subsequent conveyance prior to canceling the City's lien on the property. 4) In the event of an involuntary sale or conveyance of the property such as a foreclosure, transfer in lieu of foreclosure or assignment to HUD, the housing unit will no longer be subjected to the affordability requirements if the full HOME subsidy is successfully obtained. However, if the full amount cannot be recaptured in an involuntary sale, the City will attempt to recoup any net proceeds that may be available and/or that it is able to recover. 5) During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of the City of Fayetteville, nor will the department agree to a subordination of its lien interest at any time. 6) The City shall not consider the investment of additional HOME funds to save its interests in properties facing property tax and/or other senior debt foreclosures but may consider the investment of additional HOME funds to rehabilitate and sale or rent any housing acquired through foreclosure. 7) The City shall continuously monitor that the housing unit is the homebuyer's principal place of residency during the period of affordability by mailing a letter or postcard no less than every three years with "do not forward" instructions requiring a response

from the homebuyer.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Fayetteville shall implement the HUD resale provisions as outlined in 24 CFR Part 92.254(a)(5)(i) in administering its HOME-funded CHDO activities for the development of affordable newly constructed single family homes and/or to acquire and rehabilitate existing homes to sale to low and moderate-income homebuyers with an assigned period of affordability. The period of affordability is based on the total amount of HOME funds invested in the housing to include any HOME program income used to assist in the project. HOME funds provided for these activities are solely for the development of the houses only and is not used for the purpose of lowering the purchase price from fair market value to an affordable price. No down payment assistance is provided unless directly applied for by the homebuyer subsequent to the development of the house by the CHDO. A direct HOME subsidy would then be provided to the respective homebuyer and the recapture provisions will be adopted for the full amount of the HOME subsidy. Due to total, 0% interest, financing provided by a majority of homes developed by a CHDO and total financing more readily available from the private lenders with the use of FHA loans, there is little or no need for subsequent direct HOME subsidy to the homebuyer.

The City shall enforce its HOME Program Resale Provisions by ensuring that: The property is sold to another low-income homebuyer who will use it as his or her principal residence and enforcing the deed restrictions which shall also be recorded with the secured deed of trust during the subsequent homebuyer's close on the property. The original homebuyer receives a fair return on investment as outlined below to include the homebuyer's down payment plus capital improvements made to the house. The property is then sold at a price that remains affordable to a reasonable range of low-income homebuyers by targeting low-income potential homebuyers who have enlisted in the homebuyer education workshop funded by the City and offered by Consumer Credit Counseling Services. Homebuyers that are considered program qualified to purchase an affordable home by a City certified CHDO have incomes between 60% and 80% our area's median income. Many of the City's affordable homes are located in predominantly low-income or census tract identified neighborhoods.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Fayetteville does not intend to refinance any existing debt for multifamily housing that

will be rehabilitated with HOME Funds.

