



The purpose of this substantial amendment is to correct the allocation amounts for both HOME and CDBG. The West Cumberland Apartments did not receive their low income housing tax credits so the HOME funds allocated for this project will be repurposed to provide additional funds requested for the Landing at Beaver Creek affordable housing project. CDBG funds from the Small Business Development Grant Program will be repurposed to assist with the renovations of the historic Orange Street School building for an African American History Museum.

Executive Summary

ES-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 2020-2024 Five Year Consolidated Plan for the period of July 1, 2020 through June 30, 2025, and its Annual Action Plan for the period of July 1, 2020 through June 30, 2021. This consolidated plan is a strategic plan for the implementation of the City's Federal Programs for housing, community, and economic development within the City of Fayetteville.

The Five Year Consolidated Plan establishes the City's goals for the next five (5) year period and 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.

This Five Year Consolidated 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 public meetings, stakeholder interviews, resident surveys, statistical data, and review of the City's Comprehensive Plan and other community plans.

Maps:

Included in this Plan in the appendix section are the following maps which illustrate the demographic characteristics of the City of Fayetteville:

- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Number of People Aged 65+ by Block Group
- Percent Population Age 65+ by Block Group
- Population Density by Block Group
- Housing Density by Block Group
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income and High Minority Concentration by Block Group

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The "Vision" of this Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Fayetteville. As part of the Five Year Consolidated Plan, the community must develop goals and objectives. The following strategies with subsequent goals and priorities have been identified for the City of Fayetteville for the period of FY 2020 through FY 2024 for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) funds:

HOUSING STRATEGY - HSS

Goal:

Improve, preserve, and expand the inventory of affordable housing for low- and moderate-income persons and families living in the City of Fayetteville.

Objectives:

- **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.
- **HSS-6 Rental Assistance** - Provide funds for tenant based rental assistance to make housing affordable to low- and moderate-income persons and families through the FMHA.

HOMELESS STRATEGY - HOM

Goal:

Improve the living conditions and services and increase the availability of housing for homeless persons and families in the City of Fayetteville and eliminate unfair housing practices that may lead to homelessness.

Objectives:

- **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.
- **HOM-4 Permanent Supportive Housing** - Promote and assist in the development of permanent supportive housing and services.
- **HOM-5 Shelter Housing** - Support and assist in the development and operations of shelters for persons who are homeless or victims of domestic violence.

SPECIAL NEEDS STRATEGY - SNS

Goal:

Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in the City of Fayetteville.

Objectives:

- **SNS-1 Housing** - Promote and assist to increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs through rehabilitation of existing housing and new construction of accessible housing.
- **SNS-2 Social Services** - Promote and assist in supporting social service programs and facilities for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs.
- **SNS-3 Accessibility** - Promote and assist in making accessibility improvements to owner occupied housing through rehabilitation and improve renter occupied housing by promoting reasonable accommodations for the physically disabled.

COMMUNITY DEVELOPMENT STRATEGY - CDS

Goal:

Improve, preserve, and create new public and community facilities, infrastructure, and public services to ensure the quality of life for all residents of the City of Fayetteville.

Objectives:

- **CDS-1 Clearance** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
- **CDS-2 Community Facilities** - Improve the City's parks, recreational centers, and public and community facilities through rehabilitation, preservation, and new construction.
- **CDS-3 Public Services** - 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.
- **CDS-4 Public Transit** - Promote the development of additional bus routes and improve public transportation for low- and moderate-income persons, and special needs.
- **CDS-5 Infrastructure** - 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.
- **CDS-6 Architectural Barriers** - Remove architectural barriers and make public and community facilities accessible to all residents.
- **CDS-7 Public Safety** - Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.
- **CDS-8 Revitalization** - Promote and assist in the stabilization of residential neighborhoods by removing slums and blight, assembling sites for new housing, rehabilitation of existing housing, code enforcement, and designation of an NRSA project area.

ECONOMIC DEVELOPMENT STRATEGY - EDS

Goal:

Increase and promote job creation, job retention, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents of the City of Fayetteville.

Objectives:

- **EDS-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **EDS-2 Financial Assistance** - Support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans.
- **EDS-3 Small Business Assistance** - Support and encourage the creation, growth, expansion, and retention of small businesses in the City of Fayetteville with technical assistance, exterior rehabilitation programs, and low interest loan programs.
- **EDS-4 Financial Incentives** - Support and encourage new economic development through local, state and Federal tax incentives and programs.
- **EDS-5 Development Program** - Plan and promote the development and reuse of vacant commercial and industrial sites and facilities.

ADMINISTRATION, PLANNING, AND MANAGEMENT STRATEGY - APM

Goal:

Provide sound and professional planning, administration, oversight and management of Federal, state, and local funded programs.

Objectives:

- **APM-1 Management** - Continue to provide sound and professional planning, program management and oversight for the successful administration of Federal programs.
- **APM-2 Planning** - Continue to develop and plan for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
- **APM-3 NRSA** - Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Murchison Road Corridor of the City
- **APM-4 Choice Neighborhood Initiative** - Prepare and submit an application for funding under the Choice Neighborhood Program.

3. Evaluation of past performance

The City of Fayetteville has a good performance record with HUD. The City regularly meets the performance standards established by HUD. Each year the City prepares its Consolidated Annual Performance and Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the City of Fayetteville's Department of Economic & Community Development and online at the City's website.

The FY 2018 CAPER, which was the fourth CAPER for the FY 2015-2019 Five-Year Consolidated Plan, was approved by HUD in a letter dated November 13, 2019. In the FY 2018 CAPER, the City of Fayetteville expended 99.90% of its CDBG funds to benefit low- and moderate-income persons. The City expended 8.25% of its funds during the FY 2018 CAPER period on public service, which is below the statutory maximum of 15%. The City's ratio was 1.17 as of June 30, 2019, which met HUD's drawdown ratio requirement of 1.5.

4. Summary of citizen participation process and consultation process

The City of Fayetteville has followed its Citizen Participation Plan in the planning and preparation of the Five Year Consolidated Plan. The City held its first of five citizen participation meeting on the needs of the community and its residents on October 8, 2019 and the final one being held on November 12, 2019. 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. Comments received are attached to this plan.

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 Five Year Plan and FY 2020 Annual Action Plan were on public display. This information was provided prior to the second public hearing.

A copy of the "Draft Five Year Consolidated Plan and the FY 2020 Annual Action Plan" was placed on public display for review by the general public, agencies, organizations, and stakeholders in the community on March 6, 2020. A newspaper notice announcing that these documents were placed on public display was published in a newspaper of general circulation in the area. The "Draft Five Year Consolidated Plan and the FY 2020 Annual Action Plan" were on public display at the following locations in the image at the end of the section.

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.

A citizen survey was prepared and sent out to residents. A link was placed on the City's website. The results of the survey were used to help determine the goals and objectives. A more detailed analysis and description of the citizen participation process is contained in Section PR-15 Citizen Participation.

The City of Fayetteville updated its Citizen Participation Plan to include provisions for public display and public comment during a declaration of a state of emergency by the Governor of North Carolina. These provisions shortened display periods for plans and substantial amendments to 5 days and allowed for video conferenced public meetings and submission of comments by electronic means.

A summary of the 2020-2021 Annual Action Plan Substantial Amendment was available for public review by visiting www.fayettevillenc.gov/ecd or by calling and requesting a copy at 910-433-1599. A public meeting for public review and comment was held January 21, 2021 via Zoom. Comments were also allowed to be submitted electronically during this period by email to CommEconDev@ci.fay.nc.us. Finally, a 5 day public comment period was held from January, 18, 2021 ending January 22, 2021. No comments were received. City Council approved the substantial amendment on January 25, 2021.

5. Summary of public comments

The City of Fayetteville held a total of five citizen participation meetings at various locations throughout the City. Comments received at the meetings are included in the attachments at the end of the Five Year Plan.

The City of Fayetteville scheduled two (2) public meetings to provide the public with the opportunity to comment on the plans. The first, that was schedule for February, 20, 2020 was canceled due to snow and rescheduled for March 5, 2020. The public meeting held March 5, 2020 within Council Chambers had no attendees. Both were also advertised at www.fayettevillenc.gov and by way of press releases to local media.

A digital Council Work Session and presentation on the Plan were held on April 6, 2020. There were no public comments.

A final public hearing was held on April 27, 2020. A public notice was issued to the City Clerk on April 8, 2020 and to the Fayetteville Observer on April 12, 2020.

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 Five Year Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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

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. In addition, the City has a private planning consulting firm available to assist the City on an as needed basis.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Fayetteville held a series of meetings and interviews 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 next five years. Input from the meetings and surveys were used in the development of specific strategies and priorities for the Five Year 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 begun implementing 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 CoC 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions 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 Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fayetteville was the lead entity on the Five Year Consolidated Plan. The City reviewed its program and funded activities that met the goals and objectives as outlined in the City's Five Year Consolidated Plan.
2	Agency/Group/Organization	Fayetteville Metropolitan Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Fayetteville Metropolitan Housing Authority was contacted to determine the housing needs of its very low-income clients. The City reviewed its program and funded activities that met the goals and objectives as outlined in the City's Five Year Consolidated Plan to address these housing needs.

3	Agency/Group/Organization	Cumberland County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cumberland County is the lead entity in the Fayetteville-Cumberland County Continuum of Care. The City reviewed the CoC's program and funded activities that met the goals and objectives as outlined in the City's Five Year Consolidated Plan to address these housing needs.	

4	Agency/Group/Organization	COORDINATING COUNCIL ON OLDER ADULTS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
5	Agency/Group/Organization	Center for Economic Empowerment & Dev.
	Agency/Group/Organization Type	Services - Housing Services-Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

6	Agency/Group/Organization	City of Fayetteville Planning/Development Services
	Agency/Group/Organization Type	Other government - Local Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
7	Agency/Group/Organization	Cumberland County Department of Social Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims Health Agency Child Welfare Agency Other government - County Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
8	Agency/Group/Organization	NCWorks Career Center
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

9	Agency/Group/Organization	Cumberland County Schools
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency Other government - County Regional organization Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Digital Divide
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
10	Agency/Group/Organization	KINGDOM COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing CHDO Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
11	Agency/Group/Organization	United Management II
	Agency/Group/Organization Type	Housing Services - Housing Business Leaders Low-Income Housing Tax Credits
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

12	Agency/Group/Organization	North Carolina Legal Aid
	Agency/Group/Organization Type	Service-Fair Housing Regional organization Re-Entry
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
13	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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

14	Agency/Group/Organization	Pathways 4 Prosperity
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
15	Agency/Group/Organization	Fayetteville Area Operation Inasmuch
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
16	Agency/Group/Organization	Fayetteville VA Medical Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Publicly Funded Institution/System of Care Other government - Federal Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
17	Agency/Group/Organization	Alliance Health
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
18	Agency/Group/Organization	Salvation Army Fayetteville
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
19	Agency/Group/Organization	Cumberland Healthnet
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
20	Agency/Group/Organization	Family Promise
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
21	Agency/Group/Organization	Veterans Empowering Veterans
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Veterans

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
22	Agency/Group/Organization	Designing Station
	Agency/Group/Organization Type	Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
23	Agency/Group/Organization	Seth's Wish
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
24	Agency/Group/Organization	Volunteers of America - Carolinas
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Services - Victims Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

25	Agency/Group/Organization	Genesis Grace Ministry
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
26	Agency/Group/Organization	Hope Center - True Vine Ministries
	Agency/Group/Organization Type	Services - Housing Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.

27	Agency/Group/Organization	United Way of Cumberland County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
28	Agency/Group/Organization	Hope 4 NC
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
29	Agency/Group/Organization	Stedman-Wade Health Services, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
30	Agency/Group/Organization	Family Endeavors
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
31	Agency/Group/Organization	Cumberland County Fire Marshal
	Agency/Group/Organization Type	Other government - County Emergency Management
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Emergency Management Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
32	Agency/Group/Organization	FAYETTEVILLE URBAN MINISTRY
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
33	Agency/Group/Organization	Cumberland County Department of Public Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
34	Agency/Group/Organization	Covenant Love Church
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development needs.
35	Agency/Group/Organization	Rivers of Life Christian Church
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Group meeting held, phone calls; housing and community development priorities; social service and economic development 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 Five Year Consolidated Plan and the Annual Action Plans.
Annual and Five Year Capital Plans	Fayetteville Metropolitan Housing Authority	The Fayetteville Metropolitan Housing Authority is the lead agency providing public housing assistance in the City of Fayetteville. The goals of the City and the Housing Authority are complementary.
Emergency Management Plan	Cumberland Emergency Manager	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Connecting North Carolina State Broadband Plan	North Carolina DIT Broadband Infrastructure Office	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
North Carolina Lead Surveillance System (NC LEAD)	North Carolina Department of Health and Human Services	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.
Analysis of Impediments to Fair Housing Choice	City of Fayetteville & Cumberland County	They are incorporated in the Five Year Consolidated Plan and the Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Fayetteville’s Economic & Community Development Department is the administrating agency for the CDBG and HOME programs. Close coordination is maintained with other City departments such as the Public Works, Parks & Recreation, Code Enforcement, Planning & Zoning, Administration, Police and Fire Departments, Fayetteville Metropolitan Housing Authority, and the City Management team, as well as County departments such as the Cumberland County Department of Social Services, Cumberland County Schools, and the Cumberland County Community Development Department. Coordination with various non-profit organizations, such as Alliance Health, the Salvation Army, Cumberland Healthnet, Family Promise, Veterans Empowering Veterans, Kingdom Community Development Corporation, Designing Station, Seth’s Wish, and NCWorks helped aid the planning process and develop priorities. The City works closely with the Cumberland County Commissioners and County staff to address projects and activities that extend beyond the City limits. The City and the County agencies have a good working relationship.

The Fayetteville-Cumberland County CoC coordinates Con Planning, CoC strategic planning and ESG policies/priorities/allocations. This updated process will result in greater statewide input in identifying unmet needs, priority populations, and ESG performance standards.

Narrative (optional):

The following agencies were consulted during the preparation of the Five Year Consolidated Plan:

- Cumberland County Community Development
- Fayetteville Metropolitan Housing Authority
- Fayetteville City Manager
- City of Fayetteville Planning & Zoning
- City of Fayetteville Parks & Recreation
- City of Fayetteville Code Enforcement
- Cumberland County Manager
- Cumberland County Department of Social Services
- Cumberland County Public Health Department
- Coordinating Council on Older Adults
- Center for Economic Empowerment & Development (CEED)
- City of Fayetteville Planning & Development Services
- NCWorks Career Center
- Cumberland County Schools
- Kingdom Community Development Corporation
- United Management II
- North Carolina Legal Aid
- Fayetteville Area Habitat for Humanity
- Pathways 4 Prosperity
- Fayetteville Area Operation Inasmuch
- Fayetteville VA Medical Center
- Alliance Health
- Salvation Army Fayetteville
- Cumberland Healthnet
- Family Promise
- Veterans Empowering Veterans
- Designing Station
- Seth's Wish
- Volunteers of America – Carolinas
- Gensis Grace Ministry
- Hope Center – True Vine Ministries
- United Way of Cumberland County
- Hope 4 NC

- Stedman-Wade Health Services, Inc.
- Endeavors
- Cumberland County Fire Marshal
- Fayetteville Urban Ministry
- Covenant Love Church
- Rivers of Life Christian Church
- NAACP
- First Baptist Church – Moore Street
- Greater Life Church Fayetteville
- Manna Church
- Hay Street United Methodist Church

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City of Fayetteville has followed its adopted Citizens Participation Plan to develop its Five Year Consolidated Plan.

The FY 2020-2024 Consolidated Plan and FY 2020 Annual Action Plan have many components that require and encourage citizen participation. These components are the following: interviews and roundtable discussions with various stakeholders; a public needs hearing; and a public hearing to gather comments on the draft plan on public display. The City also developed a survey to obtain resident input. The Survey was made available in an online version on the City’s website and in a hard copy version available in the City Hall, Development Services Office, and other public facilities. The City received 170 completed surveys in English and 2 in Spanish. All of these comments are included in the Consolidated and Annual Action Plan in the Exhibit Section. Through the citizen participation process, the City uses citizen input to develop how the plan will serve the low- and moderate-income population to reach the goals set forth in the Five Year Consolidated Plan.

The City of Fayetteville updated its Citizen Participation Plan to include provisions for public display and public comment during a declaration of a state of emergency by the Governor of North Carolina. These provisions shortened display periods for plans and substantial amendments to 5 days and allowed for video conferenced public meetings and to accept comments electronically to ensure social distancing requirement and stay at home order.

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)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	See public meeting sign-in sheets in the Exhibit Section of the Consolidated Plan.	See public meeting comments in the Exhibits Section of the Consolidated Plan.	None.	Not Applicable.

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)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not Applicable.

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)
3	Resident Surveys	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Citywide</p>	<p>Placed the Resident Survey on the City's website and emailed surveys to agencies/ organizations.</p> <p>In addition, they were passed out at public hearing and agencies/ organizations meetings.</p>	<p>The City received back 170 resident surveys in English and 2 in Spanish. The tabulations of the Resident Surveys are in the Exhibit Section of this Consolidated Plan.</p>	<p>All comments were accepted.</p>	<p>https://www.surveymonkey.com/r/CumberlandFayettevilleENG</p> <p>https://www.surveymonkey.com/r/CumberlandFayettevilleESP</p>

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)
4	Resident Surveys	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	The agency/organization surveys were sent out to agencies/organizations in the City.	A summary of the survey responses and meeting minutes can be found in the Exhibit Section of this Consolidated Plan.	All comments were accepted.	Not Applicable.

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)
5	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See public hearing sign-in sheets in the Exhibit Section of the Consolidated Plan.	See public hearing comments in the Exhibits Section of the Consolidated Plan.	None.	Not Applicable.

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Fayetteville used the HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs, to prepare its estimates and projections. The tables in this section have been prepopulated with HUD data sets, based on the American Community Survey (ACS) 2012-2016 Five Year Estimates, and the 2010 U.S. Census. This data is the most current information available to assess housing needs, homeless needs, special needs, social service needs, economic development needs, etc.

Fayetteville is part of the Fayetteville-Cumberland County Continuum of Care. The Fayetteville-Cumberland County CoC covers all of Cumberland County. Data for the development for the homeless needs section was obtained from consultation with the CoC and member agencies that serve the City of Fayetteville, as well as the CoC Board.

Additional needs for the City of Fayetteville were obtained from input and interviews with various social service agencies, housing providers, City staff, and survey responses.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Based on a comparison of the population between the 2010 and 2016, the City of Fayetteville had a 2% increase in its population. The population increase was 4,795 persons, while at the same time the housing supply decreased by 4,196 households. The City of Fayetteville is experiencing in-migration both from within and outside the United States, including military retirees. The City has attempted to add housing in conjunction with the population increase, but it has not kept pace. This data does not reflect the flooding from Hurricane Florence, which occurred in 2018, and further accelerated the trend of demolishing uninhabitable properties. The median income of the area increased by 1% from \$43,284 to \$43,882. This increase in median income represents a change in nominal dollars and not a change in real dollars. In order to calculate the change in real dollars, the Consumer Price Index is used to calculate the inflation rate for a given period. Between 2010 and 2016, the cumulative inflation rate was approximately 17.96%, meaning that the \$32,336.00 median income in 2010 would be \$51,057.81 if it were expressed in terms of 2016 dollars. By taking into consideration the rate of inflation, the median income in Fayetteville has not kept up with the rate of inflation.

Demographics	Base Year: 2010	Most Recent Year: 2016	% Change
Population	198,875	203,670	2%
Households	74,683	78,879	6%
Median Income	\$43,284.00	\$43,882.00	1%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	17,320	14,845	27,390	17,064	81,108
Small Family Households	7,275	6,345	11,405	8,095	38,420
Large Family Households	1,265	725	1,690	985	5,054
Household contains at least one person 62-74 years of age	1,140	690	960	585	1,525
Household contains at least one person age 75 or older	400	485	465	230	440
Households with one or more children 6 years old or younger	1,745	1,615	1,495	635	1,490

Table 6 - Total Households Table

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	65	40	30	240	20	15	35	0	70
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	0	25	25	95	15	25	0	10	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	85	160	150	520	80	25	60	20	185
Housing cost burden greater than 50% of income (and none of the above problems)	3,805	2,705	970	55	7,535	1,655	715	940	270	3,580

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	405	1,945	5,630	1,790	9,770	200	600	1,400	1,265	3,465
Zero/negative Income (and none of the above problems)	430	0	0	0	430	1,050	0	0	0	1,050

Table 7 – Housing Problems Table

Alternate Data Source Name:
 2012-2016 CHAS Data
 Data Source
 Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,530	5,705	2,384	520	12,139	8,155	1,565	2,065	604	12,389
Having none of four housing problems	2,200	5,165	16,010	9,555	32,930	469	2,405	6,930	6,370	16,174
Household has negative income, but none of the other housing problems	1,050	0	0	0	1,050	430	0	0	0	430

Table 8 – Housing Problems 2

Alternate Data Source Name:
2012-2016 CHAS Data
Data Source
Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	80	965	3,030	4,075	20	200	525	745
Large Related	35	215	200	450	20	30	170	220
Elderly	135	270	175	580	75	230	250	555
Other	180	500	2,180	2,860	40	90	285	415
Total need by income	430	1,950	5,585	7,965	155	550	1,230	1,935

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2012-2016 CHAS Data
Data Source
Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,960	1,430	430	3,820	605	225	260	1,090
Large Related	350	60	55	465	115	10	75	200
Elderly	470	400	110	980	475	230	185	890
Other	305	120	40	465	45	50	25	120
Total need by income	3,085	2,010	635	5,730	1,240	515	545	2,300

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2012-2016 CHAS Data
Data Source
Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	155	70	180	140	545	65	40	40	14	159
Multiple, unrelated family households	20	15	4	35	74	25	10	15	15	65
Other, non-family households	0	0	0	20	20	0	10	0	0	10
Total need by income	175	85	184	195	639	90	60	55	29	234

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source

Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,835	1,440	2,345	5,620	450	205	590	1,245

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2012-2016 American Community Survey (ACS), there were 78,879 households in 2016 in the City of Fayetteville. Based on this number of households, 25,715 (32.6%) of all households were single person households living alone. Single person households aged 65 and over comprised 6,784 households or (8.6%) of all households. Based on the ACS estimates, 26.4% of all persons living alone are seniors, and it is presumed that as they age in place, additional accommodations and supportive services will be necessary for this portion of the City’s population. The City will need to assist in obtaining funding and collaborating with housing services and elderly support agencies to provide programs, activities, and accommodations for its growing elderly population.

Of the 354 families/individuals on the public housing waiting list according to the Fayetteville Metropolitan Housing Authority as of January 9, 2020 (last waiting list available), 213, or 62%, are single-person households. This shows that there is a shortage of subsidized, affordable housing for single-person households, many of whom are elderly, disabled, and living on fixed-incomes.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled Population – Based on the 2012-2016 CHAS Data and the 2012-2016 ACS Data, it is estimated that the disabled population of the City of Fayetteville is 16.4%, and about 44.8% of the elderly in the City are disabled. Based on these percentages, it is estimated that approximately 786 disabled renters have a housing problem that includes cost overburdened by 30% or another type of housing problem, and approximately 401 disabled homeowners have a housing problem that includes cost overburdened by 30% or another type of housing problem. A breakdown of the types of disability (of the total civilian noninstitutionalized population in Fayetteville) is as follows: hearing difficulty = 4.2%; vision difficulty = 3.4%; cognitive difficulty = 7.3%; ambulatory difficulty = 9.5%; self-care difficulty = 3.7%; and independent living difficulty = 7.6%.

Victims of Domestic Violence, Dating Violence, sexual assault, and stalking – The Hope Center and the Salvation Army serve victims of domestic violence, dating violence, sexual assault, and stalking in the City of Fayetteville and Cumberland County. They serve over 200 people yearly. The Salvation Army has completed over 172 assessments of survivors, and as a result has housed over 142 families and 80 individuals.

The women’s shelter at the Hope Center has 21 beds and serves people by referral through Coordinated Entry only. Additionally, a center will be opening with six beds for adult female victims of human trafficking. The shelter will be operated by Life Matters Centers.

Domestic violence survivors have additional service needs beyond housing. These services include transportation, employment, and job training. Additionally, those displaced by domestic violence issues with children are forced to move their children to other schools, which is a disruption in their education.

What are the most common housing problems?

The largest housing problem in the City of Fayetteville is affordability of decent, safe, and sound housing. According to the 2013-2017 ACS data, an estimated 47.8% of all renter households are cost overburdened by 30% or more, and an estimated 27.5% of all owner households are cost overburdened by 30% or more. Approximately 33.4% of owner occupied households with a mortgage are cost overburdened by 30% or more, compared to only 15.2% of owner occupied households without a mortgage.

In consultations, interviews and surveys, the lack of affordable, decent, safe, and accessible housing for the residents of the area is a problem. Much of the housing stock in the City is older, deteriorating rental housing. Though this is the housing that many residents with lower incomes can afford, it is not truly affordable housing because of its poor condition.

Much of the existing housing in the City is old and inefficient. Utility costs are high because of poor insulation, faulty windows and doors, and inefficient HVAC systems. In some portions of the City, these issues were increased because of Hurricane Florence. Houses in need of rehabilitation also require repairs from flood and wind damage.

Many stakeholders discussed social problems that contribute to this lack of affordable housing. There are many renters and homeowners that have poor credit or rental histories, or can only access low-wage service industry jobs that serve the population residing at Fort Bragg. There is a need for additional affordable housing units, as well as housing services, such as counseling, that can assist lower income residents of the City.

Are any populations/household types more affected than others by these problems?

Single-person households, such as the elderly and disabled, Black or African American households, and immigrant family households in Fayetteville are the most affected by the lack of affordable, accessible housing. The elderly and disabled are often on fixed or limited incomes. The lack of affordable housing that is decent, safe, sound, and accessible, forces tenants into housing that does not meet these standards. The City of Fayetteville is preparing a Neighborhood Revitalization Strategy Area for the Murchison Corridor, which is a part of the City that has historically served as a home for the City's Black or African American community, with the intent of assisting low- and moderate-income people to attain affordable, accessible housing and services. The City intends to pursue a Choice Neighborhoods Initiative in the Murchison Corridor area.

Other sub-groups affected by the lack of affordable housing are the homeless, persons at-risk of becoming homeless, and persons who are victims of domestic violence. According to the CoC, much of the population that is at-risk of becoming homeless is facing a cost overburden housing problem, and would benefit from emergency housing assistance for rent, emergency rehabilitations, and/or mortgage payments and utilities to help them avoid eviction or foreclosures. There are short term assistance options available, but these are scarce and hard to come by, especially if it is needed by the same person more than once. Disabled persons that do not meet the HUD definition of "disabled" will often struggle to gain employment in order to afford housing in the area. The SOAR program has a gap between the application time and when disabled people begin receiving benefits. These individuals may lose their housing during that time period. People transitioning from shelter care, prison, or a health care facility are also affected by the cost overburden housing problem, particularly when trying to secure a source of income to maintain housing.

Additionally, there were some individuals and families that were displaced by Hurricane Florence. Volunteers of America is currently contracted to assist in rehousing these people.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the area homeless service providers, the characteristics and needs of both low-income individuals and families with children who receive services in Cumberland County are as follows:

Individuals: Mental Health issues; criminal histories which severely limit job opportunities; lack of sustainable living wages and skills for available jobs; a lack of transportation; a lack of quality affordable medical care; substance abuse issues; and those that formerly had housing, but were displaced by Hurricane Florence.

Families with Children: Single mothers with an average of 2.5 children; no means of transportation; lack of affordable childcare; a lack of education; a lack of job skills; evictions; unemployed, or underemployed in a low paying job that cannot sustain a family with one income; a lack of quality affordable medical care; substance abuse issues; and those that formerly had housing but were displaced by Hurricane Florence.

Formerly Homeless Individuals / Families Receiving Rapid Re-Housing Assistance Nearing Termination:

The CoC encourages these individuals to contribute to the CoC decision-making process through events such as Project Connect to develop strategies to target this group. The CoC increased its funding and state ESG funding of Rapid Rehousing programs and homeless prevention programs to target these groups.

Specific needs of former homeless individuals and families receiving rapid re-housing include: affordable and decent housing; job training; affordable medical care; and case management services.

According to the Fayetteville-Cumberland County CoC Application for 2019, 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.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The McKinney-Vento Act established categories in the Homeless Definition Final Rule for the At Risk Group. The Act was amended to include assistance to those at risk of becoming homeless who did not meet the definition in the Final Rule. These include: 1) individuals and families; 2) unaccompanied children and youth and; 3) families with children and youth.

According to the CoC, the methodology used to generate estimates is based on historical incidence, such as the yearly Point In Time (PIT) Counts and Homeless Management Information System (HMIS) data, which is a local information technology system used to collect client-level data on the provision of housing and services to homeless individuals and families and persons at risk of becoming homeless. The Fayetteville-Cumberland County CoC has adopted the HUD definitions of homelessness. Included in these definitions are two types of at-risk groups: persons that are imminently in danger of losing their housing; and those who are housed in unstable units and are at risk of losing their housing.

Imminent Risk of Homelessness - Persons who are housed but are at imminent risk of losing housing include people who at program entry or program exit are experiencing one of the following:

- Individual or family who will imminently lose their primary nighttime residence, provided that:
- Resident will be lost within 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; AND
- The individual or family lacks the resources or support networks needed to obtain other permanent housing.

At-Risk of Homelessness - persons who are housed and are at-risk of losing housing including persons who are at program entry or program exit:

- Has an income below 30% of Area Median Income (AMI), AND
- Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition, AND
- Meets at least one of the following conditions:
 - Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
 - Is living in the home of another because of economic hardship; OR
 - Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

- Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
- Lives in an SRO or efficiency apartment unit in which there resides more than 2 persons or lives in a larger housing unit in which there resides more than one and a half persons per room; OR
- Is exiting a publicly funded institution or system of care; OR
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The high cost of decent, safe, sound, and affordable housing in the City creates instability and an increased risk of homelessness for lower income families in the area. Many families are living from paycheck to paycheck and are paying over 30% of their income for housing, which may or may not be decent, safe, sound, and affordable. Furthermore, wages in the City are generally low, as the primary jobs in the region are service industry type jobs. Residents do not make enough money in these positions to save for emergencies.

Housing characteristics which contribute to instability and increased risk of homelessness include: untreated/undiagnosed mental health issues; substance abuse issues; physical disabilities, rendering a person unable to work, but who do not receive Social Security Disability benefits; single and unemployed mothers expecting another child; poor rental history and credit issues; criminal histories that can prevent employment; and the unemployed, often troubled, young adults aging out of foster care, who are made to leave the home by the foster parents.

In Fayetteville, natural disasters such as flooding pose an additional threat to stability for those at an increased risk of homelessness. Many of the neighborhoods with the highest concentrations of low- and moderate-income persons are most likely cost overburdened, and live in the 100-year or 500-year floodplain. Hurricane Florence caused many people who were already at risk of becoming homeless to lose their homes.

Discussion

Broadband Access Plan:

Broadband access is controlled at the state level in the State of North Carolina. Cities within North Carolina to encourage competition between Internet Service Providers and undertake public-private partnerships to narrow the digital divide and provide broadband access to all City residents. The State of North Carolina has developed a Broadband Access Plan to increase the percentage of households with access to fiber optic cable, increase the percentage of households with access to broadband, increase

adoption rates, bring affordable internet access to K-12 students outside of schools, and to create a state-wide model of digital literacy education.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

During the planning process for the preparation of the City of Fayetteville’s Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group has a greater disproportionate need in the City. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The total number of White Households in the City of Fayetteville is 34,115 households (43.3%); the number of Black/African American Households is 32,840 households (41.6%); the number of American Indian and Alaska Native is 569 households (0.7%), the number of Asian Households is 1,879 households (2.4%); the number of Native Hawaiian and Other Pacific Islander is 140 households (0.2%), and the number of Hispanic Households is 7,360 households (9.3%).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,450	728	1,480
White	1,580	215	525
Black / African American	3,925	485	560
Asian	155	0	0
American Indian, Alaska Native	45	14	25
Pacific Islander	0	0	0
Hispanic	550	10	275
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,175	1,239	0
White	1,530	440	0
Black / African American	3,505	650	0
Asian	75	34	0
American Indian, Alaska Native	60	0	0
Pacific Islander	15	0	0
Hispanic	760	440	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,265	4,440	0
White	3,525	1,815	0
Black / African American	4,170	1,900	0
Asian	210	185	0
American Indian, Alaska Native	65	60	0
Pacific Islander	20	10	0
Hispanic	1,025	410	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,620	4,900	0
White	1,745	2,185	0
Black / African American	1,430	1,790	0
Asian	30	165	0
American Indian, Alaska Native	20	105	0
Pacific Islander	0	0	0
Hispanic	315	575	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2012-2016 CHAS Data
Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The racial composition of households in the City of Fayetteville, according to the 2012-2016 American Community Survey, was 45.8% White; 42.0% African American/Black; 2.8% Asian; and 0.9% American Indian. The Hispanic or Latino population was 11.6%. In the 0-30% Area Median Income category, African American/Black households had one or more housing problems, with a disproportionate need at 60.9%. In the 30-50% Area Median Income category, African American/Black households have disproportionate need at 56.8%. There are no other racial or ethnic groups with disproportionate need at other income levels.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

During the planning process for the preparation of the City of Fayetteville’s Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by severe housing problems in the City. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. Severe housing problems are distinguished from housing problems by a threshold of more than 1.5 persons per room as opposed to more than 1 persons per room for overcrowding, as well as a cost burden threshold of over 50% of income as opposed to over 30% of income. Data detailing information by racial group and Hispanic origin has been compiled from the 2012-2016 CHAS data and the 2012-2016 American Community Survey Five Year Estimates. The following tables illustrate the disproportionate needs of specific groups living in the City of Fayetteville.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,835	1,334	1,480
White	1,460	334	525
Black / African American	3,585	825	560
Asian	100	50	10
American Indian, Alaska Native	45	14	25
Pacific Islander	0	0	0
Hispanic	500	60	275
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,635	3,780	0
White	975	1,000	0
Black / African American	2,040	2,115	0
Asian	50	60	0
American Indian, Alaska Native	30	30	0
Pacific Islander	0	15	0
Hispanic	430	390	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,219	11,470	0
White	700	4,630	0
Black / African American	1,070	5,000	0
Asian	75	315	0
American Indian, Alaska Native	34	90	0
Pacific Islander	0	30	0
Hispanic	255	1,180	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	559	7,960	0
White	185	3,745	0
Black / African American	295	2,930	0
Asian	4	185	0
American Indian, Alaska Native	0	125	0
Pacific Islander	0	0	0
Hispanic	40	850	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2012-2016 CHAS Data
Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The racial composition of households in the City of Fayetteville, according to the 2012-2016 American Community Survey, was 45.8% White; 42.0% African American/Black; 2.8% Asian; and 0.9% American Indian. The Hispanic or Latino population was 11.6%. At all Median Income Categories except for 50-80% AMI, the African American/Black ethnic group has a disproportionate need in terms of severe housing problems. The disproportionate need is 61.4% at 0-30% AMI, 56.1% at 50-30% AMI, and 52.8% at 80-100% AMI. There were no other racial or ethnic groups that disproportionately experience severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

During the planning process for the preparation of the City of Fayetteville’s Five Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the City. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole.

The greatest housing problem facing the Fayetteville city, North Carolina is the lack of affordable housing and the fact that many of the City’s lower income households are paying more than 30% of their total household income on housing related costs. The following information was noted: 6,275 White households were cost overburdened by 30% to 50%, and 23,985 White households were severely cost overburdened by greater than 50%; 7,230 Black/African American households were cost overburdened by 30% to 50%, and 18,370 Black/African American households were severely cost overburdened by greater than 50%; and lastly, 1,860 Hispanic households were cost overburdened by 30% to 50%, and 4,095 Hispanic households were severely cost overburdened by greater than 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	49,290	16,240	11,855	1,490
White	23,985	6,275	3,315	535
Black / African American	18,370	7,230	6,690	560
Asian	1,305	300	265	10
American Indian, Alaska Native	330	105	110	25
Pacific Islander	110	35	0	0
Hispanic	4,095	1,860	1,130	275

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

Discussion:

Black/African American households were disproportionately affected by a housing cost overburden in Fayetteville, North Carolina. Black/African American households were considered to be severely cost

overburdened, where they were 56.4% of the total cases of households that were considered cost overburdened by greater than 50%. This is more than percentage points higher than the 42.0% of the total number of households that the Black/African American category comprises.

A total of 6,275 White households were considered cost overburdened by between 30% and 50%, which is 38.6% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is below the 45.8% of the total number of households that the White category comprises. Additionally, a total of 1,860 Hispanic households were considered cost overburdened by between 30% and 50%, which is 11.5% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is comparable to the 11.6% of the total number of households that the Hispanic category comprises. A total of 7,230 Black/African American households were considered cost overburdened by between 30% and 50%, which is 44.5% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly above the 42.0% of the total number of households that the Black/African American category comprises. No other racial or ethnic group has a disproportionately higher instance of cost burden than its household population.

A total of 6,690 White households were considered severely cost overburdened by greater than 50%, which is 28.0% of the total cases of households that were considered cost overburdened by greater than 50%. This number is below the 45.8% of the total number of households that the White category comprises. A total of 1,130 Hispanic households were considered severely cost overburdened by greater than 50%, which is 9.5% of the total number of households that were considered cost overburdened by greater than 50%. This number is lower than the 11.6% of the total number of households that the Hispanic category comprises.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The racial composition of households in the City of Fayetteville, according to the 2012-2016 American Community Survey, was 45.8% White; 42.0% African American/Black; 2.8% Asian; and 0.9% American Indian. The Hispanic or Latino population was 11.6%. People who identify as Black/African American are the only disproportionately impacted group in terms of having a housing problem or a severe housing problem in Fayetteville.

When examining the percentage of each racial or ethnic group that have a housing problem, severe housing problem, or are housing cost overburdened, compared to that racial or ethnic group overall, a different picture presents itself. According to the 2012-2016 CHAS data, 18.4% of all White households, 22% of Black/African American households, 18.5% of American Indian and Alaska Native households, 16% of Asian households, and 25.3% of Hispanic households are cost-overburdened by 30%-50%, while 9.7% of White households, 20.4% of Black households, 19.3% of American Indian and Alaska Native households, 16% of Asian households, and 15.4% of Hispanic households were cost overburdened by over 50%. When examining housing problems, 24.6% of White households, 39.7% of Black/African American households, 33.4% of American Indian and Alaska Native households, 14.1% of Asian households, and 36% of Hispanic households have a housing problem. The numbers are lower for severe housing problems. 9.7% of White households, 21.3% of Black/African American households, 19.2% of American Indian and Alaska Native households, 12.2% of Asian households, and 16.6% of Hispanic households are experiencing a severe housing problem. Overall, these numbers show that African American/Black households in Fayetteville, North Carolina are much more likely to experience a housing problem than to be cost overburdened, and that minority households in general are more likely to be cost-overburdened and have a housing problem than White households.

If they have needs not identified above, what are those needs?

When comparing the housing problem numbers to the cost-overburdened numbers, it seems that cost overburdens affect all minorities, but African American/Black families are most likely to be cost overburdened or severely cost overburdened. 19.3% of African American/Black households are considered severely cost overburdened. African American/Black populations also have a disproportionate amount of housing problems and severe housing problems, such as overcrowding or incomplete kitchen or plumbing facilities. 60.9% of this population at 0%-30% area median income has at least one housing problem, and 61.4% of this population at 0%-30% area median income has at least one severe housing problem. Consultations with social service providers and housing providers support this theory, as these organizations have described the poor housing conditions in the largely Black/African American neighborhoods. Furthermore, renting is more common for the residents in the majority Black/African American neighborhoods. Rents in those areas have increased significantly while

incomes have not. Thus, there is a need to provide assistance for the Black/African American neighborhoods in Fayetteville city, North Carolina.

Hispanic households were also more likely to be cost overburdened. 25.3% of Hispanic households faced cost overburdens of 30-50% over their income, and 15.4% of these households faced cost overburdens over 50% of their household income.

American Indian or Alaska Native households were more likely to face housing problems such as overcrowding or incomplete kitchen or plumbing facilities and cost overburden, with 33.4% of households experiencing at least one housing problem, and 19.2% of households experiencing at least one severe housing problem.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Attached at the end of this plan are a table and list of Census Tracts that have a population of 50 percent or more Black or African American residents. Also attached is a list of Census Tracts and Block Groups that have a higher Hispanic or Latino population that is 20 percent higher than the City's Hispanic or Latino population as a whole, which meets the HUD definition of a "Minority Area."

Attached to this Plan are maps which illustrate the City of Fayetteville's demographics which are included in the Exhibits section of the Plan.

NA-35 Public Housing – 91.205(b)

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.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	784	1,678	0	1,639	39	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	8,705	9,305	0	9,341	7,767	0	
Average length of stay	0	0	5	8	0	9	0	0	
Average Household size	0	0	2	2	0	2	2	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	86	215	0	214	1	0
# of Disabled Families	0	0	121	374	0	370	4	0
# of Families requesting accessibility features	0	0	784	1,678	0	1,639	39	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	61	139	0	133	6	0	0
Black/African American	0	0	710	1,519	0	1,487	32	0	0
Asian	0	0	5	2	0	2	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	7	15	0	14	1	0	0
Pacific Islander	0	0	1	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	33	67	0	67	0	0	0
Not Hispanic	0	0	751	1,611	0	1,572	39	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

FMHA asks in writing for all applicants and resident families if they require any type of special accommodations, on their intake application. FMHA asks for reasonable accommodations or modifications through an agency form and evaluates the resident that has requested the modification or accommodation. Previously, FMHA had 24 accessible units, largely because there were exemptions in certain sites. They have now met the 5% accessible unit minimum.

The Housing Authority has been working to make reasonable accommodations to its public housing units to satisfy the Section 504 requirements for persons with physical disabilities such as mobility, visual, and hearing impairments. There are currently no requests for Section 504 accommodations to the FMHA's public housing communities. FMHA is committed to meeting requests for reasonable modifications or accommodations quickly. The Housing Authority is committed to providing accommodations for any resident who is in need and requests them.

According to FMHA's 2019 Five Year and Annual Plan, there are 21,242 renter and owner occupied households with mobility and self-care limitation in Cumberland County. Of these, there were 3,855 households with less than or equal to 30% of the Area Median Income and 2,763 households that were between 30% and 50% of Area Median Income that had a housing problem. A lack of accessible housing can be assumed to contribute to these housing problems.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of Public Housing residents is for employment, training, and transportation for shopping and medical services. The immediate needs of Housing Choice voucher holders is similar, but there is a lack of safe, sound, and affordable housing units that are available for rent and within the HUD-FMR rent allowance. FMHA will work with Habitat for Humanity, the City of Fayetteville's CHDO, to place Section 8 Voucher holders in newly constructed housing.

According to FMHA's 2019 Annual Plan, the Housing Authority had the following goals and strategies:

- Goal: Expand the supply of assisted housing.
- Apply for additional rental vouchers if they become available.
- Reduce public housing vacancies.
- Leverage private or other public funds to create additional housing opportunities.
- Acquire or build units or developments.

- Goal: Improve the quality of assisted housing.
- The most recent PHAS score was 90. Strive to maintain a high performer status under the existing PHAS regulations.
- The most recent SEMAP score was 100. Strive to maintain high performer status under the existing SEMAP regulations.
- Concentrate on efforts to improvement management functions.
- Continue to modernize public housing units using available CFP funds.
- Increase assisted housing choices.
- Provide voucher mobility counseling.
- Conduct outreach efforts to potential voucher landlords.
- Implement voucher homeownership program.
- Implement public housing or other homeownership programs.
- Promote self-sufficiency and asset development of assisted households.
- Increase the number and percentage of employed persons in assisted families.
- Provide or attract supportive services to improve assistance recipients' employability.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Continue compliance with provisions of the Violence Against Women Act (VAWA).
- Continue to fully comply with the Violence Against Women Act (VAWA). Continue to work with others to prevent offenses covered by VAWA to the degree we can.
- Ensure equal opportunity and affirmatively further fair housing.
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

FMHA operates a Family Self-Sufficiency Program for its residents and Section 8 Voucher Holders. The program gives them the opportunity to establish and reach goals that they set for themselves and their families, as well as save a significant amount of money. The program provides participants with the opportunity to work toward and meet goals that they set for their families as well as save money that will become theirs when they have completed their goals.

How do these needs compare to the housing needs of the population at large

The needs of public housing residents are similar to the population at large, which is based on the fact that there is a shortage of decent, safe, sanitary, and affordable housing in the City. The Fayetteville Metropolitan Housing Authority's waiting list for public housing is composed of 15.5% white households, 80.0% black or African American households, 1.3% Native American households, 3.2% households identifying as "Other" race or ethnicity, and 6.7% households that identify as Hispanic. These percentages are disproportionate to the population of the City, which is composed of 49.2% white households, 41.3% black or African American households, 0.7% American Indian or Alaska Native households, 2.3% of households that identify as "Other" race or ethnicity, and 8.1% of households that identify as Hispanic.

Due to their overall similar needs but racial disparities, the City of Fayetteville and the Fayetteville Metropolitan Housing Authority will be pursuing a Choice Neighborhoods Initiative Grant in the historically African American neighborhood along the Murchison Road Corridor between 2020 and 2025.

Discussion

The City of Fayetteville has identified the need for affordable housing that is decent, safe, sanitary, and accessible. Fayetteville Metropolitan Housing Authority is a valuable resource in addressing that need. FMHA's strategy to continue addressing housing needs is the following:

- Continue to affirmatively market the public housing units and the Section 8 program to elderly families, disabled families and all other families.
- Continue to affirmatively market our public housing units and the Section 8 program to all race and ethnic groups residing within our jurisdiction and the surrounding area.
- Continue to partner with other Fayetteville City and Cumberland County agencies, as well as state agencies that help provide additional housing and/or rehabilitation of housing.
- Continue to refer voucher holders to various local advocacy groups for assistance with needed supportive services that the Housing Authority does not provide.
- Continue to make reasonable on-demand accessible modifications as a reasonable accommodation to disabled families in our public housing units.
- Apply for Housing Choice Vouchers if NOFAs are posted and it is determined that additional vouchers could be utilized.
- Investigate ways to seek alternative funding sources through non-HUD grants opportunities.

- Continue to maintain low vacancy rate and turnaround time so that affordable housing remains readily available.

Funding and staffing constraints will impact some of the above strategies.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Fayetteville is part of the Fayetteville-Cumberland County Continuum of Care. 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 solicits projects in an annual Program Competition NOFA and ranks and prioritizes projects for funding. Trainings are conducted by the CoC during the NOFA period to encourage high quality applications. ESG funding is also funded through a competitive application for State ESG funds.

The CoC has approved written standards that conform to best practices for Street Outreach, Emergency Shelter, Transitional Housing, Prevention and Rapid Rehousing, Permanent Supportive Housing, and Coordinated Entry Programs. The established standards prioritize projects that serve target populations, including the chronically homeless, disabled persons, victims of domestic violence, persons with substance use disorders who suffer from significant health or behavioral health challenges, veterans, youth, and the LGBTQ community.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	91	16	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	12	210	0	0	0	0
Chronically Homeless Individuals	2	120	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	9	48	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	2	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Fayetteville/Cumberland County 2019 Point-in-Time Count

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically homeless individuals and families – The Chronically Homeless are defined as an individual or family that is homeless and lives or resides in a place not meant for human habitation, a safe haven or in an emergency shelter; has been homeless and living there continually for at least one year or on at least four separate occasions in the last three years; and has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability, including the co-occurrence or two or more to those

conditions. According to Point In Time count data, one in 5 homeless individuals in Cumberland County were chronically homeless in 2018, and there were 70 chronically homeless individuals. In 2019, this population increased to 122 chronically homeless individuals. There appears to be a need in the area for outreach and services for the chronically homeless adult population.

Families with children – The Point-in-Time count for 2016 identified 19 homeless households with children in Cumberland County, for a total of 29 persons. Numbers were lower in 2017 at 8 homeless households with 14 persons. The homeless households increased in 2018, including 21 homeless households for a total of 37 persons. In 2019, there were 34 homeless households with children, and 107 homeless individuals. This could potentially be attributable to Hurricane Florence and flood damage forcing families out of their homes.

Veterans and their families – There are large numbers of Veterans and support systems in place 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, and Volunteers of America. Homeless Veterans often require additional services, with mental health services being the most commonly cited need. The number of homeless Veterans in Cumberland County has increased from 68 in 2016 to 72 in 2017. This population was counted at 71 individuals in 2018. FMHA has 223 VASH vouchers.

Unaccompanied youth – Teens aging out of foster care, and young adults in the 18-24 age transition stage are difficult to locate. Many of them are staying with friends and family temporarily, but are technically homeless. Unaccompanied youth may also move between different shelters. There were 20 unaccompanied youth counted in the 2016 Point-In-Time Count; 10 unaccompanied youth counted in 2017; and 25 unaccompanied youth counted in 2018. There were no unaccompanied youth counted in 2019 for Cumberland County.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	22	82
Black or African American	84	131
Asian	0	0
American Indian or Alaska Native	3	6
Pacific Islander	0	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	8	11
Not Hispanic	95	215

Data Source

Comments:

Fayetteville/Cumberland County 2019 Point-in-Time Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2020 Point-in-Time Count has not been tallied, and the 2019 Point-in-Time Count was affected by an increase in the number of homeless families due to Hurricane Florence. The Cumberland Disaster Recovery Coalition has convened multiple organizations to assist in housing those displaced by Hurricane Florence, including Volunteers of America and Designing Station. It remains a challenge to rapidly re-house families. It is estimated that the greatest needs for this population, as well as the homeless population throughout Cumberland County, are rapid re-housing and housing first services, as only about 20% of the homeless population requires more substantive services. The Point-in-Time Count for 2018 counted 73 homeless households with children in Cumberland County, for a total of 230 persons. Homeless households with children are three times more likely to be sheltered than households without children. In 2019, there were 34 homeless households with children, and 107 homeless individuals. This could potentially be attributable to Hurricane Florence and flood damage forcing families out of their homes.

The number of homeless Veterans in Cumberland County has increased from 68 in 2016, to 72 in 2017, and remained stable at 71 2018. In addition to housing, there is a need for wrap around services for veterans. These services largely include mental health care and recovery systems for those with addictions. There are a number of instances of PTSD in the area due to the presence of the military base. Volunteers of America currently provides job training for homeless female veterans and serves all types of veterans with case management. They administer the SSVF grant and serve approximately 400 individuals per year with prevention, case management, and rapid rehousing. The Salvation Army has an emergency shelter targeted toward veterans, and Veteran Services of the Carolinas has an HPRP grant through which they serve approximately 40 veterans per year. Additionally, the Fayetteville

Metropolitan Housing Authority has 223 VASH vouchers, though these are administered by the VA and, as a result, are utilized only at a rate of 80%.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the 2018 and 2019 Point-in-Time Counts, there are disproportionately more homeless people in all categories who are Black or African American than there are homeless people who are White. There are twice as many homeless veterans who are Black or African American as there are homeless people who are White, and four times as many homeless families with children who are Black or African American than there are who are White. In all categories, the majority of persons counted are Not Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered Homelessness would refer to the segment of the homeless community who do not have ordinary lawful access to buildings in which to sleep, as referred to in the HUD definition as persons occupying "place not meant for human habitation", (examples: bus stop, beach, riverbed, van, RV, sidewalk). Many of the unsheltered homeless suffer from substance abuse and/or mental illness, and are reluctant to abide by the rules of the shelter.

Sheltered Homelessness would refer to those in an emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided lacking a fixed nighttime residence. People will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days). People who are losing their primary nighttime residence, which may be a motel, hotel or a doubled up situation within 14 days and lack resources or support networks to remain in housing are considered sheltered homeless as well. The sheltered homeless typically do not have a steady source of income, or any source of income.

The Point-in-Time Count for Cumberland County in 2018 counted a total of 372 homeless persons and 212 homeless households. Of these, 225 persons, or 60.4%, were unsheltered. There were 86 persons in transitional housing, and 61 persons that were housed in an emergency shelter. Of the total number of unsheltered homeless individuals, 65 (28.9%) were chronically homeless. In 2019, there were a total of 253 homeless households, or 329 homeless persons. Of these, 226 (68.7%) were unsheltered. Of the unsheltered homeless, 120 (53.1%) were chronically homeless.

Discussion:

Though the number of homeless people in Cumberland County remains high, the per capita homeless rate continues to decrease, and is at 1.1 homeless person to every 1,000 residents. The growing numbers of homeless persons in the County can be attributable to growth in the number of chronically homeless individuals, as well as an increase in the number of homeless families. To serve the current homeless population, there have been discussions of increasing access to mental health care in the area.

Additionally, there is a need for more rapid rehousing and permanent supportive housing. There is also a need for services that target people who are capable of working, but do not necessarily need permanent supportive housing. This population is at risk of losing housing, but could be assisted with improved transportation to 2nd and 3rd shift employment, daycare, and job training.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The assessment of non-homeless special needs includes the following:

- Elderly persons (age 65 years and older)
- Frail elderly
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug additions
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing need of each of these groups were determined by consultation with social service providers and statistical information provided by these agencies.

Describe the characteristics of special needs populations in your community:

Elderly Persons are defined as persons who are age 65 years and older. According to the 2012-2016 American Community Survey, elderly persons represent 12.2% of the City's total population. Approximately 5.4% of the elderly population are age 75 years and older. In addition, roughly 8.6% of total households in the City are occupied by an elderly person living alone. Of this population, 69.9% are elderly females.

Frail Elderly are those persons who are elderly and have a form of disability, ranging from a hearing loss, vision difficulty, cognitive difficulty, ambulatory problems, and lack of self-help skills. It is estimated that approximately 44.8% of the total elderly population are frail elderly.

Persons with mental, physical and development disabilities, according to the ACS data for 2012-2016, persons with a disability comprise 16.4% (29,985 persons) of the City of Fayetteville's total population. Many of the Social Services agencies that serve the City acknowledge that there is a gap in services for persons with mental disabilities, which is approximately 18.6% of the disabled population.

Persons with HIV/AIDS and their families comprise a small percentage of the County's overall population. According to the Robert Wood Johnson Foundation's County Health Rankings for 2017, Cumberland County has the fifth highest HIV prevalence rate in North Carolina. In 2017, there were 1,334 people diagnosed with HIV/AIDS living in Cumberland County, and the County's HIV prevalence rate was 507. This is above the overall prevalence rate in North Carolina of 326. Males are

disproportionately affected and the HIV/AIDS population is still growing in numbers. There are no statistics available for only the City of Fayetteville.

Victims of Domestic Violence, dating violence, sexual assault and stalking are increasingly seeking shelter. Multiple organizations in the Fayetteville-Cumberland County CoC work with these populations to provide them with temporary shelter, support services, and potentially a more permanent housing situation. In 2016 in Cumberland County, there were 6,393 calls from 439 people experiencing domestic violence. Of these individuals served, 384 were female, 204 were Black or African American, and 121 were White.

What are the housing and supportive service needs of these populations and how are these needs determined?

Cumberland County is a Tier 1 County due to its level of poverty. As a result, the Cumberland County Department of Social Services provides a wide variety of services to assist the population, and assesses the gaps in the County's network of services.

There is a severe need for supportive services associated with mental health care in both the City Fayetteville and Cumberland County. Cumberland County's Department of Social Services provides counseling for substance abuse and other mental health issues, however the system is not large enough to meet the need. Many people with mental health issues live in assisted living facilities or find themselves incarcerated because of this lack of services. There is no continuum of services for people seeking mental health care and addiction treatment as there would be for other services, and this prevents people from continuing in treatment.

Cumberland County has a sexually transmitted disease department. The Department diagnoses and refers patients for medication, and assists them in enrolling in programs that provide discounts for medication.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Robert Wood Johnson Foundation's County Health Rankings for 2017, Cumberland County has the fifth highest HIV prevalence rate in North Carolina. In 2017, there were 1,334 people diagnosed with HIV/AIDS living in Cumberland County, and the County's HIV prevalence rate was 507. This is above the overall prevalence rate in North Carolina of 326. Males are disproportionately affected and the HIV/AIDS population is still growing in numbers. There are no statistics available for only the City of Fayetteville.

Persons living with HIV/AIDS and their families need supportive services, such as access to treatment and health care, insurance, medications, counselors or life coaches, support groups, job training and education, and transportation.

Discussion:

The needs for these various groups of the Special Needs Population are only estimates, based on HUD data, U.S. Census Data, ACS data and interviews with housing providers and social service agencies. Accurate statistics are not available for all of these groups, so therefore “best estimates” are presented.

While many providers of supportive service for the special needs population are located in the City of Fayetteville, their service area and clients are in Cumberland County. Given the growth of the population in the City and the County, there is a need to increase these services as their geographic scope increase along with the needs of residents.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

- There currently is not a trail to connect Murchison Road to other parks in the City. The expansion of this trail is currently funded.
- Parks always require infrastructure upgrades.
- There is a continued need for programming at the senior centers in the City.
- There is some interest in developing the City’s riverfront.

How were these needs determined?

These needs for public facilities were determined through: the resident surveys; agency needs surveys; interviews with City staff, City Manager, City’s Department of Development Services staff, and other City and County agencies; public hearing comments on needs; the area’s Faith-Based community; and the City’s Comprehensive Plan.

Describe the jurisdiction’s need for Public Improvements:

- There is a need to improve infrastructure throughout the City.
- The area of the City that was most recently annexed does not have public utilities or sewer systems. There is a need to provide these services to this portion of the City.
- There are still dirt roads in portions of the City of Fayetteville that require paving.
- There are many cul de sacs in the City, which disincentivizes street paving.
- Hurricane resilience and mitigation have been top priorities of the State of North Carolina. There is a need to resilience to hurricanes and flood prevention throughout the City, particularly near Downtown Fayetteville.
- There is a need for road improvements to include bike lanes, trees, and gateways. This could potentially slow down traffic.
- There are few sidewalks along main corridors.

How were these needs determined?

The needs for public facilities improvements were determined through: the resident surveys; agency needs surveys; interviews with City staff, City Manager, City’s Department of Development Services staff, and other City and County agencies; public hearing comments on needs; the area’s Faith-Based community; and the City’s Comprehensive Plan.

Describe the jurisdiction’s need for Public Services:

- Public transit is provided by FAST in the City and County. There is a need to expand FAST's service throughout City neighborhoods and increase services.
- Paratransit requires a lot of lead time, and the options are limited.
- There are many people who require treatment for drug addiction, particularly as a result of the opioid epidemic.
- There is a substantial need for mental health care in the City and the surrounding areas. There are high rates of PTSD, addiction to drugs and alcohol, and other mental health issues in Fayetteville and Cumberland County.
- Wraparound services for drug addicts, Veterans, homeless people, and those with mental health issues are uncommon. Counseling and legal assistance are the most needed of these services.
- All social services are centrally located in Fayetteville. There is a need to disperse more social services in satellite locations throughout the region.
- Persons with criminal histories have trouble finding housing and employment. Services to assist ex-offenders are in place, but they are not common and they are at capacity.
- Survivors of domestic violence are increasing in the area. There is a need for more shelter space for victims.
- There is a need for child care, particularly for those who are seeking jobs or job training.
- Children in the region require assistance getting to school, services, or feeding programs. There is a need to provide reduced-cost bus passes to students.
- There is a need for additional feeding programs for students. Many students go hungry, especially over the summer.

How were these needs determined?

These needs for public facilities were determined through: the resident surveys; agency needs surveys; interviews with City staff, City Manager, City's Department of Development Services staff, and other City and County agencies; public hearing comments on needs; the area's Faith-Based community; and the City's Comprehensive Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Fayetteville, NC is the County Seat of Cumberland County and is the core of the Fayetteville, NC Metropolitan Statistical Area. To the north of the City of Fayetteville is Fort Bragg, which is one of the largest military installations in the United States. As a result, much of the City's employment is tied to Fort Bragg and the United States Military. New residents frequently move to the area, either for work at the military base, to retire, or to take advantage of the amenities which serve military personnel and civilians alike. International immigration to Fayetteville has also increased, creating a multi-cultural community. An average of 7% of the residents of the City of Fayetteville moved to the City from out-of-state every year, and an average of 2% moved to Fayetteville from abroad. The City of Fayetteville has annexed land in Cumberland County in 2005 which led to a 68.3% increase in its population from 2000 to 2016.

Only a small portion (4%) of all the owner-occupied housing units were built before 1950, much of the owner-occupied housing stock (46%) was built between 1950-1979, as well as the largest portion of the renter-occupied housing stock (38%). Only 15% of the owner-occupied housing stock was built since 2000. However, the City of Fayetteville has been aggressive in constructing affordable rental housing, and 22% of the renter-occupied housing was built after 2000.

According to 2012-2016 American Community Survey Data, the City now has 36,586 owner-occupied housing units (46.4% of all occupied housing units) and 42,293 renter-occupied housing units (53.6% of all occupied housing units). This is almost a 50/50 ratio.

The overall condition of the housing stock is adequate, but a small percentage of the housing stock is either neglected or not adequately maintained. According to the ACS data for 2012-2016, there are 13,904 vacant housing units in the City, which is approximately 14.9% of all the housing units. This is comparable to the housing vacancy rate of Cumberland County which is 14.1%, and the statewide vacancy rate of 14.3%.

The median home value as of 2015 was \$127,500 and the median contract rent was \$697/month for the same time period.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2012-2016 ACS data, there are 92,783 total housing units. There are 78,879 occupied housing units (36,586 owner-occupied and 42,293 renter-occupied), which leaves 13,904 vacant housing units. The majority of the owner-occupied housing are 3 or more bedrooms (91% of all owner-occupied houses). The greatest portion of renter-occupied housing is also 3 or more bedrooms (46% of all renter-occupied units). Single-family homes make up the majority of the housing stock (63%), followed by midsize apartments of 5-19 units (12%).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	58,096	63%
1-unit, attached structure	3,587	4%
2-4 units	7,090	8%
5-19 units	14,927	16%
20 or more units	5,841	6%
Mobile Home, boat, RV, van, etc	3,242	3%
Total	92,783	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	189	0%	825	2%
1 bedroom	365	1%	12,183	29%
2 bedrooms	5,969	16%	32,032	77%
3 or more bedrooms	67,427	182%	38,337	92%
Total	73,950	199%	83,377	200%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The following number of units in the City of Fayetteville that are assisted with Federal, State and Local Programs is as follows:

- **Public Housing** - There are 1,045 public housing units in the City of Fayetteville.
- **Low Income Housing Tax Credit (LIHTC)** – According to HUD’s Low-Income Housing Tax Credit Database, there are a total of 1,762 Low Income Housing Tax Credit units in the City of Fayetteville as of the year 2000, all of which are considered low-income units.
- **Housing Choice Vouchers** – Fayetteville Metropolitan Housing Authority administers 1,745 vouchers that are tenant based.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

FMHA anticipates losing 212 units to RAD conversion. These units will be replaced with a new public housing development with 272 units.

Does the availability of housing units meet the needs of the population?

There is a sufficient supply of housing units of various types within the City of Fayetteville. There are 36,586 owner-occupied housing units, 42,293 renter-occupied housing units, and approximately 13,904 vacant units. Of the vacant units, more than half are available, or approximately 4,477 are for rent and 1,720 are for sale. The problem is not the “availability” of units in the City of Fayetteville, it is the “affordability” and the “quality” of some units in the City. The need for affordable housing for singles is evidenced by the Housing Authority’s public housing waiting lists.

The majority of applicants on the public housing waiting list (62%) are waiting for a one bedroom unit and are extremely low income. The second largest group of applicants most likely to be on the public housing waiting list are those with a disability.

Describe the need for specific types of housing:

Fayetteville is a large city, and has a wide variety of housing needs as a result. The greatest need in the City of Fayetteville is for affordable, safe, quality rental housing. Renters in the City of Fayetteville are frequently cost overburdened, and the housing stock is often older and of lower quality. There are many residents of the City of Fayetteville that are at 0-30% AMI or 30-50% AMI and require higher quality housing to achieve stability. The City of Fayetteville works with housing providers such as United Management II to meet the need for more quality rental housing through their LIHTC project development. A to-be-completed low-income housing development already has 600 applicants, and a previous development received 1,200 applications within five (5) days of opening its application portal.

There is also a need for additional single family homeowner housing, and single family homeowner housing rehabilitation. Homeowners in the City are cost overburdened as well, and senior homeowners who are on a fixed income, which prevents them from rehabilitating their own home.

There is specifically a need for housing rehabilitation along the streets that branch off from Murchison Road, where some of the housing stock is beginning to show signs of deterioration. The housing stock in this area is a mix of homeowner and renter-occupied housing, but all housing in the area is aging and requires upkeep.

There is a need for affordable senior housing in the City of Fayetteville. Affordable Senior Housing Developments that have been financed through tax credits are completely full, and the demand continues to rise as more seniors move to the area. There is an additional need for supportive housing, as no supportive housing has been built using tax credits in the City since 2008, but the need continues to rise.

Discussion

The ratio of owner occupied to renter occupied housing units is balanced at about 50% each. The goal of the City of Fayetteville is to develop affordable rental housing in larger numbers while also encouraging renters to pursue home ownership. The City has been using its limited financial resources to encourage home ownership and help owner-occupied households rehabilitate their homes.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing has increased from \$116,000 to \$127,500 in the last 11 years for a 3 bedroom home. According to Zillow.com, the median list price for a home in the Fayetteville area in Winter 2019 was \$152,000, which is 78.9% higher than the median sale price in Fayetteville of \$119,900.

The cost of rent has increased by 8% during the period from 2010 to 2016, and the rental vacancy rate is at 13.9%, which is higher than the homeowner vacancy rate of 8.9%. These numbers seem to a higher demand for homeownership than for rental units.

The City needs to continue its efforts to increase homeownership among residents of the City Fayetteville and maintain affordable rental housing, including options for the elderly and disabled.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2016	% Change
Median Home Value	11,600	127,500	999%
Median Contract Rent	640	697	9%

Table 29 – Cost of Housing

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Rent Paid	Number	%
Less than \$500	3,002	23.9%
\$500-999	23,249	59.3%
\$1,000-1,499	12,667	15.1%
\$1,500-1,999	1,226	1.5%
\$2,000 or more	195	0.2%
Total	40,339	100.0%

Table 30 - Rent Paid

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,430	No Data
50% HAMFI	4,760	2,310

% Units affordable to Households earning	Renter	Owner
80% HAMFI	19,204	7,729
100% HAMFI	No Data	11,644
Total	25,394	21,683

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	719	722	854	1,188	1,450
High HOME Rent	626	673	809	926	1,014
Low HOME Rent	483	518	621	718	801

Table 32 – Monthly Rent

Alternate Data Source Name:
HUD 2019 FMR and HOME Rents
Data Source Comments:

Is there sufficient housing for households at all income levels?

Based on the HUD - CHAS data in the chart above, approximately 90% of housing is affordable for low-income families and individuals with incomes at or below 80% of Area Median Income. This is based on the HUD-FMR which is lower than the average rent on the private market. Slightly more than half (57.2%) of housing for homeowners is affordable for those at 100% or below of Area Median Income. However, this information from the ACS data is not consistent with the actual sales prices in the private market. According to CHAS data, there is not sufficient housing for all income levels due to the cost over burden criteria for the following groups:

The following households have housing costs that are 30% to 50% of their AMI:

- White households = 6,275 or 18.4% of households
- Black/African American households = 7,230 or 22% of households
- Asian households = 300 or 16% of households
- American Indian or Alaska Native households = 105 or 18.5% of households
- Hispanic households = 1,860 or 25.3% of households

The following households have housing costs that are greater than 50% of their AMI:

- White households = 3,315 or 9.7% of households
- Black/African American households = 6,690 or 20.4% of households
- Asian households = 265 or 14.1% of households

- American Indian or Alaska Native households = 110 or 19.3% of households
- Hispanic households = 1,130 or 15.4% of households

When examining the percentage of each racial or ethnic group that have a housing problem, severe housing problem, or are housing cost overburdened, compared to that racial or ethnic group overall, a different picture presents itself. According to the 2012-2016 CHAS data: 18.4% of all White households; 22% of Black/African American households; 18.5% of American Indian and Alaska Native households; 16% of Asian households; and 25.3% of Hispanic households are cost-overburdened by 30%-50%; while 9.7% of White households; 0.2% of Black households; 19.3% of American Indian and Alaska Native households; 0.1% of Asian households, and 15.4% of Hispanic households were cost overburdened by over 50%. When examining housing problems, 24.6% of White households; 39.7% of Black/African American households; 33.4% of American Indian and Alaska Native households; 25% of Asian households; and 36% of Hispanic households have a housing problem. The numbers are lower for severe housing problems. 9.7% of White households; 21.3% of Black/African American households; 19.2% of American Indian and Alaska Native households; 12.2% of Asian households; and 16.6% of Hispanic households are experiencing a severe housing problem. Overall, these numbers show that many residents of Fayetteville, North Carolina have a severe housing problem, African American/Black households in Fayetteville, North Carolina are much more likely to experience a severe housing problem than to be cost overburdened, and that minority households in general are more likely to be cost-overburdened and have a housing problem than White households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Due to Fort Bragg and the constant stream of new recruits entering the United States Military, the City of Fayetteville can always expect demand for housing and a populace with the income to afford it. However, wages for the civilian populations remain stagnant, creating housing affordability problems for civilians, particularly those at 0-30% Area Median Income. Additionally, the increase of retirees in the area leads to increased demand for affordable housing, both in the form of rentals for seniors and homeowner housing that can be modified as the homeowners age in place.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to Zillow (www.zillow.com), it is estimated that the Area Median Rent is for a one bedroom apartment is \$660 per month, for a two bedroom apartment is \$785 per month, for a three bedroom apartment \$890 per month, and for a four bedroom apartment \$1,110 per month. These estimates are higher than the HOME rents and Fair Market rents for all bedroom apartment types listed in Cumberland County but higher than the Low HOME rents. Although market rents appear to be slightly higher than the HOME rents for Fayetteville, housing affordability is still the biggest housing problem for low-income families and individuals according to the CHAS data, indicating a need for housing subsidies and assistance.

Discussion

The housing market is strong in the City of Fayetteville, but affordability and housing quality are becoming a critical problem for the lower income residents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Fayetteville contains 3,537 housing units that were constructed prior to 1950, which is 4.5% of all the total housing units in the City. Approximately 18% of the housing units were built within the last fifteen (15) years. Of all the 92,783 total housing units, 78,879 are occupied. It is estimated that over 63% of the housing units are in need of housing rehabilitation work, from minor work to major rehabilitation work.

Definitions

The following definitions are used in the table below:

“Selected Housing Conditions:”

- Over-crowding (1.01 or more persons per room)
- Lacking a complete kitchen
- Lack of plumbing facilities and/or other utilities
- Cost overburden

“**Substandard Condition:**” Does not meet code standards, or contains one of the selected housing conditions.

“**Suitable for Rehabilitation:**” The amount of work required to bring the unit up to minimum code standards, and the existing debt on the property, together are less than the fair market value of the property.

“**Not Suitable for Rehabilitation:**” The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,455	26%	18,886	45%
With two selected Conditions	224	1%	480	1%
With three selected Conditions	0	0%	29	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,887	73%	22,898	54%
Total	36,566	100%	42,293	100%

Table 33 - Condition of Units

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,354	15%	9,201	22%
1980-1999	12,922	35%	14,912	35%
1950-1979	16,845	46%	16,108	38%
Before 1950	1,465	4%	2,072	5%
Total	36,586	100%	42,293	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	18,310	50%	18,180	43%
Housing Units build before 1980 with children present	1,380	4%	3,915	9%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2012-2016 CHAS Data

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	3,483	1,493	4,976
Abandoned Vacant Units	287	131	418
REO Properties	181	0	181
Abandoned REO Properties	38	16	54

Table 36 - Vacant Units

Alternate Data Source Name:

2019 Vacant Units

Data Source Comments:

Need for Owner and Rental Rehabilitation

Based on consultation with the City of Fayetteville’s Housing providers, there is substantial need for both rental rehabilitation and owner-occupied housing rehabilitation. Many renters in the area live in low-quality rental housing, and landlords are unwilling to do the necessary rehabilitation work.

Additionally, the owner-occupied housing stock is older than the renter-occupied housing stock. As this housing stock and the people living in it age, the need for housing rehabilitation in older neighborhoods and neighborhoods with older residents increases.

There is a need for more substantial rehabilitation projects in the City of Fayetteville. In the past, the City's rehabilitation programs have focused on minor rehabilitations, which will often address the internal systems of owner-occupied housing. These rehabilitation projects only address a portion of the need in the City.

Based on stakeholder interviews, it has been determined that a number of houses in the areas with the greatest need for rehabilitation have been converted into rentals. The houses in these areas had previously been homeowner-occupied, but many estates of the former owners converted these houses into rentals. Many of these houses have a need for rehabilitation and are rented to the residents in the lowest income categories. Evictions are common for this group of renters, and it is very easy for a landlord to evict a tenant in the City.

There are a number of trailer parks in the City of Fayetteville. The trailers in these parks are often in poor condition and also require rehabilitation. This type of housing is typically occupied by the lowest-income groups in the City, and these households have the least amount of funding to rehabilitate their homes.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

There are approximately 18,305 (50%) owner-occupied and 18,180 (43%) renter-occupied housing units that were built prior to 1980. Based on that, approximately 50% of the 36,485 older homes contain LBP hazards.

Discussion

The City needs to access funds to rehabilitate homes and to construct new housing to replace the vacant and dilapidated units. The City also needs to continue to support rehabilitation and new construction efforts in the Murchison Road NRSA. The City should pursue a Choice Neighborhoods Initiative to greatly improve the housing stock and opportunities along the Murchison Road Corridor.

Emergency Management:

The City of Fayetteville utilizes Cumberland County's Emergency Management Plan, which was created by the Cumberland County Fire Marshal. Cumberland County issued a mandatory evacuation during Hurricane Florence and rescued 134 people, compared to the previous hurricane (Hurricane Matthew) where they had rescued 1,254 people. The Emergency Management Plan is anticipating a Category 4 or 5 Storm. They have constructed a baseball stadium in the floodway to prevent flooding of housing.

Additionally, the Hazard Mitigation Plan is anticipating tornadoes and disasters related to I-95 and the amount of shipping that takes place on that major corridor. Cumberland County will be creating a new Hazard Mitigation Plan in 2021.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Fayetteville Metropolitan Housing Authority is the public housing authority that owns and professionally manages family communities and elderly/disabled rental apartments, and administers the Section 8 Housing Choice Vouchers throughout the City of Fayetteville and Cumberland County. The Housing Authority is considered a “high performer” by HUD. The apartments are located in the City of Fayetteville, as well as scattered sites located throughout Cumberland County. FMHA has 1,045 public housing units. The Housing Authority administers 1,749 Section 8 Vouchers and has a 98% utilization for Section 8. FMHA has also been an integral partner in the construction of Low Income Housing Tax Credit projects.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	38	0	796	1,798	0	1,798	361	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There is a total of 1,045 public housing units in Cumberland County. In addition, the Housing Authority is constructing 272 new units to replace 212 units that were lost through RAD conversion. An additional 52 units structure is undergoing RAD conversion.

- Grove View Terrace I – 56 units
- Grove View Terrace II – 156 units
- Hillside Manor – 32 elderly units
- Melvin Place – 58 units
- Point Place – 52 units
- Murchison Townhouses – 60 units
- Blueberry Place – 48 units
- Holland Homes – 60 units
- Lewis Heights – 48 units
- Stanton Arms – 52 units
- McNeill Apartments – 50 units
- Scattered Site Housing – 124 single-family dwellings

FMHA has twenty-four (24) units that are considered accessible. The number is low because of exemptions from the 5% requirement at certain sites. The Housing Authority has been working to increase its supply of accessible housing to the 5% amount.

Public Housing Condition

Public Housing Development	Average Inspection Score
Fayetteville Metropolitan Housing Authority	91

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

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 are as follows: sidewalk repair, grounds work, parking improvements, street improvements, UPCS code compliance, floor improvements, roof repairs and replacement, interior painting, pest control, and plumbing improvements across all public housing properties, as well as administration activities.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

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 needs 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.

Discussion:

The Fayetteville Metropolitan Housing Authority has been the primary provider of housing for the very low- and extremely low-income residents of the City of Fayetteville and Cumberland County. The Fayetteville Metropolitan Housing Authority assists individuals and families through its Public Housing Communities and Low Income Housing Tax Credit Communities and Section 8 Housing Choice Voucher program.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Serving with accountability and teamwork, Cumberland Interfaith Hospitality Network, the Life Matters Center, Endeavors, the Hope Center, the Salvation Army, True Vine Ministries, and Urban Ministries provide beds for homeless persons and families in Cumberland County. There are a total of 368 beds in the City of Fayetteville and Cumberland County.

Of the facilities supported by the Fayetteville-Cumberland County CoC, the Care Center is targeted toward Domestic Violence Victims and Endeavors-Bonanza Permanent Housing is targeted toward individuals with HIV/AIDS. Facility-based beds include the Care Center, with twenty-one (21) beds, the Myrover Reese Fellowship Home Supervised Living Facility, with nine (9) beds, and the Salvation Army with fifty-four (54) beds.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	56	0
Households with Only Adults	72	0	0	0	0
Chronically Homeless Households	6	0	0	0	0
Veterans	9	0	0	118	0
Unaccompanied Youth	2	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Fayetteville-Cumberland County CoC 2019 Report

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Fayetteville-Cumberland County CoC acts as the lead for the SSI/SSDI Outreach, Access, and Recovery (SOAR) program to address the issues of people experiencing homelessness and assisting them in accessing Social Security Administration programs. Caseworkers meet with people experiencing homelessness to provide a direct connection to social service and disability programs and improve positive outcomes. The CoC also maintains partnerships with health care navigators, managed care organizations, free clinics, legal aid, and the Department of Social Services. CoC providers assist clients with applying for benefits such as Medicaid, Medicare, Veteran benefits, TANF, and SNAP.

The CoC Board includes a member that is an employee of the Cumberland County Department of Social Services (DSS). The CoC is informed of the mainstream resources available through the department. Most providers within the CoC network are knowledgeable of available resources offered through DSS and other agencies. Some agencies have SOAR Benefit Specialists on staff to assist clients in obtaining benefits.

The CoC partners with workforce development to assist in providing job opportunities for targeted populations. Local providers help clientele access mainstream health and mental health services along with job training and education. Cumberland HealthNet supports people at less than 200% of the poverty level with health evaluations, and also conducts Coordinated Entry for the CoC. Alliance Health is also a member of the CoC that provides health services. Volunteers for America provides job training targeted to homeless female veterans. Connections of Cumberland County has partnered with Fayetteville Technical Community College to provide case management and job training to women and children experiencing homelessness or at risk of homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The largest facility serving homeless individuals and families in the region is the Salvation Army, which serves approximately 200 people annually. The Salvation Army has an additional emergency shelter serving veterans. The Salvation Army partners with True Vine Ministries' Hope Center to operate a "white flag" shelter during inclement weather, which increases the number of beds at the Salvation Army by 22, and allows the Hope Center to serve 80-100 more people. The Salvation Army also works with individuals that are victims of domestic violence and human trafficking.

Additional shelters include Operation Inasmuch, which is a men’s shelter serving the region, and the Life Matters Center which serves women. Services are also available in the form of day centers, including Seth’s Wish and the Day Resource Center.

NCWorks Career Center works with the Continuum of Care to provide job training and outreach. There are multiple job training programs that are members of the CoC, including Volunteers of America, which targets veterans, and Connections of Cumberland County targets women with families that require jobs, often including those fleeing domestic violence.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Fayetteville has identified the priorities for services and facilities for the special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The following needs and objectives are established under this Five Year Consolidated Plan:

- **Elderly** - rehabilitation of existing owner-occupied housing units, and construction of new affordable and accessible apartments
- **Frail Elderly** - construction of new affordable and accessible apartments with supportive services
- **Persons with Disabilities** - rehabilitation of existing housing units for accessible improvements, reasonable accommodations to rental housing units, and supportive employment opportunities
- **Alcohol and Other Drug Addictions** - supportive services to end addictions, and training to re-enter the work force
- **Public Housing Residents** - housing down payment assistance, job training and job opportunities, housing counseling for home ownership, and assistance in finding affordable housing
- **Victims of Domestic Violence** - additional temporary shelters, supportive services and training programs, and permanent supportive housing options
- **Persons with HIV/AIDS** - permanent supportive housing and health care services

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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 are discharged 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 Hope Center for women discharged from hospitals and 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.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Fayetteville proposes as its "Vision" for the Five Year Consolidated Plan the following under "Other Special Needs Strategy":

Goal: Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in the City of Fayetteville.

Objectives:

SNS-1 Housing - Promote and assist to increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs through rehabilitation of existing housing and new construction of accessible housing.

SNS-2 Social Services - Promote and assist in supporting social service programs and facilities for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs.

SNS-3 Accessibility - Promote and assist in making accessibility improvements to owner occupied housing through rehabilitation and improve renter occupied housing by promoting reasonable accommodations for the physically disabled.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not Applicable.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Fayetteville's and Cumberland County's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City and County:

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.

Goal: Improve the public's and local officials' knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing throughout the City of Fayetteville and Cumberland County.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **1-A:** Continue to promote Fair Housing awareness through the media, hosting seminars, and training to provide educational opportunities for all persons to learn about their rights under the Fair Housing Act and Americans with Disabilities Act.
- **1-B:** Continue to prepare and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and a landlord's responsibilities to comply with the Fair Housing Act by making reasonable accommodations.
- **1-C:** Educate residents that they have the right to live outside concentrated areas of poverty.
- **1-D:** Work with the local Board of Realtors to educate and promote fair housing.
- **1-E:** Strive for better intergovernmental cooperation between state and local partners, as well as community groups, to effectively identify and address potential barriers to affordable housing choice.
- **1-F:** Publish forms, informational material, etc. in both English and Spanish.

Impediment 2: Quality of 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.

Goal: Increase the supply of decent, safe, sound and affordable rental housing through new construction and rehabilitation.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **2-A:** Provide funding and incentives for the rehabilitation of rental housing for low- and moderate-income renters.
- **2-B:** Continue to enforce local codes and ordinances, and develop a Rental Registry Program in the City of Fayetteville and Cumberland County.
- **2-C:** Promote and encourage the Public Housing Authority to offer Section 8 Housing Choice Voucher holders the option to convert to homeownership.
- **2-D:** Continue to support Low Income Housing Tax Credit applications to develop decent, safe, sound and affordable rental housing.
- **2-E:** Target and rehabilitate rental housing in the Murchison Road Corridor and Shaw Heights Neighborhood Revitalization Strategy Areas.

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.

Goal: Increase the supply of various types of affordable housing for sale through new construction and rehabilitation activities.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **3-A:** Financially support and assist low- and moderate-income households to purchase homes at affordable prices throughout Cumberland County.
- **3-B:** Support and promote the development of affordable infill housing on vacant land.
- **3-C:** Continue to fund and support homeowner rehabilitation and emergency repair programs.
- **3-D:** Provide financial and development incentives to private developers and non-profits to construct and/or rehabilitate affordable housing.
- **3-E:** Encourage and promote the development, construction, and/or rehabilitation of mixed-income housing in areas that are not low-moderate income.
- **3-F:** Target and rehabilitate homeowner-occupied housing in the Murchison Road Corridor in Fayetteville and the Shaw Heights Neighborhood in Cumberland County.

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.

Goal: Increase the number of accessible units for the physically disabled and developmentally delayed through new construction and rehabilitation of existing housing.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **4-A:** Promote programs to increase the amount of accessible housing through rehabilitation of existing housing stock by homeowners and landlords.
- **4-B:** Encourage the development of new construction of accessible and visitable housing through financial or development incentives.
- **4-C:** Continue to enforce ADA and Fair Housing requirements for landlords to make “reasonable accommodations” for tenants who are disabled.
- **4-D:** Continue to promote programs to assist elderly homeowners with accessibility improvements to their properties so they may remain in their own homes.

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.

Goal: The local economy will continue to improve by providing new job opportunities, which will increase household income, and will promote fair housing choice.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **5-A:** Strengthen partnerships that enhance local businesses, expand the tax base, and create a more sustainable economy for residents and businesses.
- **5-B:** Support and enhance workforce development and skills training that results in increased job opportunities and a living wage.
- **5-C:** Continue to support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income, and minority neighborhoods.
- **5-D:** Continue to promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.

- **5-E:** Support and enhance entrepreneurship training programs, with a particularly focus on programs that assist women, minority, and veteran-owned businesses.

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.

Goal: Promote the de-concentration of minorities outside the Central and Northern sections of the City of Fayetteville and areas of the County bordering Fort Bragg in order to reduce minority concentration.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **6-A:** Support, promote, and plan for affordable housing developments outside areas of minority concentration.
- **6-B:** Market and promote housing opportunities for minorities outside areas of minority concentration.
- **6-C:** Provide assistance to minority households to locate their residences outside areas of high minority concentration.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Fayetteville’s Economic & Community Development Department is committed to providing quality service and opportunities to citizens in need of decent, safe and affordable housing; supporting entrepreneurship through loans, grants and programs that result in job opportunities for low to moderate-income citizens and the expansion of the City’s tax base. The Economic & Community Development Department is the administrator of the Community Development Block Grant and HOME Investment Partnership Grant. The office also provides outreach and technical assistance for variety of downtown and city-wide community and economic development projects.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	285	6	1	0	-1
Arts, Entertainment, Accommodations	8,410	12,381	19	22	3
Construction	1,926	2,554	4	5	1
Education and Health Care Services	8,208	12,196	19	22	3
Finance, Insurance, and Real Estate	1,956	2,612	5	5	0
Information	834	1,265	2	2	0
Manufacturing	4,397	1,535	10	3	-7
Other Services	1,613	2,444	4	4	0
Professional, Scientific, Management Services	3,697	4,870	9	9	0
Public Administration	10	0	0	0	0
Retail Trade	8,560	13,112	20	24	4
Transportation and Warehousing	2,017	1,412	5	3	-2
Wholesale Trade	1,392	1,283	3	2	-1
Total	43,305	55,670	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	103,512
Civilian Employed Population 16 years and over	73,819
Unemployment Rate	12.10
Unemployment Rate for Ages 16-24	26.50
Unemployment Rate for Ages 25-65	9.80

Table 41 - Labor Force

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	27,160
Farming, fisheries and forestry occupations	158
Service	16,467
Sales and office	20,116
Construction, extraction, maintenance and repair	7,136
Production, transportation and material moving	8,330

Table 42 – Occupations by Sector

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	72,714	82%
30-59 Minutes	13,430	15%
60 or More Minutes	2,892	3%
Total	89,036	100%

Table 43 - Travel Time

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,605	833	3,580
High school graduate (includes equivalency)	12,070	2,065	7,065
Some college or Associate's degree	25,685	3,040	10,480
Bachelor's degree or higher	17,865	1,089	3,805

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	237	388	353	1,087	1,780
9th to 12th grade, no diploma	2,375	1,735	979	2,484	2,170
High school graduate, GED, or alternative	9,660	7,415	4,625	11,110	6,740
Some college, no degree	13,175	14,770	7,460	11,635	4,685
Associate's degree	890	3,890	2,948	5,475	1,644
Bachelor's degree	1,750	6,593	3,970	6,885	2,865
Graduate or professional degree	44	1,835	2,524	4,514	2,128

Table 45 - Educational Attainment by Age

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	79,989
High school graduate (includes equivalency)	168,214
Some college or Associate's degree	217,713
Bachelor's degree	277,513
Graduate or professional degree	420,897

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2012-2016 ACS

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Though it is unmentioned on the tables above, the largest employment sector in the City is the military due to the presence of Fort Bragg. For civilians, the largest employment sector is Management Business and Financial at 27,160 people, followed by Sales and Office professions at 20,116 and Service Industry professions at 16,467. The largest deficit between jobs available and jobs filled is in the Retail Trade sector, where 65.3% of jobs are filled, followed by Arts, Entertainment, and Accommodations at 67.9% of jobs filled and Education and Healthcare Services with 63.7% of jobs filled. Conversely, there are more employees in the sectors of Manufacturing, Transportation and Warehousing, and Wholesale Trade. There are 34.9% more Manufacturing workers than there are Manufacturing jobs.

Describe the workforce and infrastructure needs of the business community:

- Public transportation is inadequate for lower income wage earners that need to get to jobs. Transportation takes too long and the routes are inefficient when it comes to connecting the places where people live to job centers.
- Much of the employment for people without post-secondary education is available in low-wage retail and service industry positions.
- There is a need for increased wages. Many of the jobs that pay more to people without advanced degrees are more competitive and are quickly filled.
- There are not many large private businesses that are headquartered in Fayetteville. To address this need, there are a variety of youth employment programs, including a cyber security entrepreneurship program.
- Residents of the area have expressed an interest in additional restaurant options. There is a need for an incubator to assist individuals looking to own and run restaurants.
- There is a need to create business incubators for businesses that are looking to increase capacity.
- North Carolina is a “right to work” state. Workers on the military base have unionized and there are job training programs. However, there are no unions nor training programs outside the base.
- There is a need for programs that specifically target women, minorities, and veterans that are trying to start a business.
- Finding employment is a particular challenge for single mothers and the re-entry population.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Fayetteville has begun the process of investing in its Downtown with the construction of a Minor League baseball stadium and related amenities that are entertainment-oriented. The area will catalyze growth in the region.

The City of Fayetteville is creating a Neighborhood Revitalization Strategy Area along the Murchison Road Corridor. The City intends to make job training a component of the strategy. There is the potential to partner with Fayetteville State University for this initiative.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The unemployment rate for persons aged 18-24, at 26.5%, is twice the overall City's unemployment rate at 12.1%. Local job opportunities are largely low-paying, and individuals with lower education levels are left out of the local economy. Additionally, the jobs in the area are dependent on Fort Bragg and serving the individuals that come to Fayetteville to work at Fort Bragg. There is a need to develop independent industries that can sustain high-paying jobs in the unlikely event that Fort Bragg were to close.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

NCWorks trains and retrains individuals that have left the workforce, and works with youth, adults, and dislocated workers. NCWorks attempts to prepare its clients for employment at jobs that will require no subsidies. The Center for Economic Empowerment and Development (CEED) specifically targets women business owners and is working to create incubators for women-owned businesses in the food industry.

Other organizations partner with the Continuum of Care to assist the populations that are homeless, recently homeless, or at-risk of becoming homeless, in gaining employment. Volunteers of America, Designing Furniture, and Connections of Cumberland County in partnership with Fayetteville Technical Community College all offer programs of this nature.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

To bolster economic resilience in Cumberland County, the Southeastern Economic Development Commission (SEDC) proposed in their 2017-2022 CEDS to improve the infrastructure in the County with

flood protection and backup power, and to support economic development with a qualified local contractor program for reconstruction. More generally, the SEDC would like to leverage the region's strengths, including Cumberland County's strength in attracting defense contracts, maintain a robust infrastructure, revitalize commercial corridors and downtowns, promote STEM and technology training, and engage entrepreneurs across the region.

Discussion

There is a need for job training for residents of the City of Fayetteville. The City continues to partner with NCWorks to provide job training to individuals that may be seeking training. Additionally, there is the potential for a partnership with Fayetteville State University to provide job training and entrepreneurship courses to residents of the Murchison Road Corridor.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Areas with multiple housing problems are concentrated in the block groups that are greater than 51% Low- and Moderate-Income. A list of Census Tracts and Block Groups that meet this definition is included in a table at the end of the section.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Areas of minority concentration are defined as block groups that have a minority population of 50% or more, or have a minority population that is 20% higher than the City as a whole. A list of Census Tracts and Block Groups that meet this definition is included in a table at the end of the section.

What are the characteristics of the market in these areas/neighborhoods?

There are multiple neighborhoods in the City of Fayetteville where the majority of the residents identify themselves as racial or ethnic minorities. These neighborhoods vary, with the Western portions of the City of Fayetteville being largely middle class, the Murchison Road Corridor as the historic Black or African American business district with aging housing branching off the main road. Bonnie Doone is another a neighborhood that has also experienced disinvestment. As such, the market conditions vary between these neighborhoods, and each requires a different programmatic intervention by the City. The Murchison Road Corridor is particularly noteworthy as it is the gateway to Fort Bragg, and has the most potential for commercial and residential growth. The City is proposing to develop a Neighborhood Revitalization Strategy Area (NRSA) for the area, and ultimately pursue a Choice Neighborhoods Initiative (CNI) grant for the neighborhood.

Are there any community assets in these areas/neighborhoods?

Many of these neighborhoods and areas in the City of Fayetteville are strong communities with a high concentration of churches to serve the population. The Murchison Road Corridor has a unique set of assets due to Fayetteville State University within its boundaries. Fayetteville State University is a Historically Black College and University that is the source of neighborhood pride. Downtown Fayetteville and the neighboring areas are also majority-minority and have dense, walkable commercial centers that could provide jobs for residents.

Are there other strategic opportunities in any of these areas?

The City of Fayetteville is in the process of creating a Neighborhood Revitalization Strategy Area along the Murchison Road Corridor. This plan will strategically address issues in the region, including the need

for rental and homeowner housing rehabilitation, the need for employment training, and the potential for strategic partnerships with Fayetteville State University.

Areas with multiple housing problems are concentrated in the block groups that are greater than 51% Low- and Moderate-Income. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

C.T. 000200 B.G. 1	C.T. 000600 B.G. 4	C.T. 002300 B.G. 1	C.T. 000200 B.G. 2	C.T. 002401 B.G. 2	C.T. 000500 B.G. 3
C.T. 000600 B.G. 1	C.T. 001000 B.G. 2	C.T. 003800 B.G. 2	C.T. 001200 B.G. 3	C.T. 000500 B.G. 2	C.T. 002402 B.G. 2
C.T. 003304 B.G. 4	C.T. 001700 B.G. 1	C.T. 001200 B.G. 2	C.T. 002402 B.G. 1	C.T. 001700 B.G. 3	C.T. 000800 B.G. 3
C.T. 002002 B.G. 1	C.T. 002300 B.G. 2	C.T. 002100 B.G. 2	C.T. 003304 B.G. 2	C.T. 003405 B.G. 1	C.T. 002100 B.G. 1
C.T. 003204 B.G. 1	C.T. 002200 B.G. 2	C.T. 002401 B.G. 1	C.T. 001603 B.G. 1	C.T. 003307 B.G. 1	C.T. 001200 B.G. 4
C.T. 003310 B.G. 3	C.T. 001800 B.G. 2	C.T. 003203 B.G. 1	C.T. 003407 B.G. 1	C.T. 003401 B.G. 2	C.T. 001902 B.G. 1
C.T. 003310 B.G. 1	C.T. 003302 B.G. 1	C.T. 002502 B.G. 3	C.T. 001400 B.G. 1	C.T. 000200 B.G. 3	C.T. 001100 B.G. 2
C.T. 002504 B.G. 1	C.T. 000900 B.G. 2	C.T. 003800 B.G. 1	C.T. 001903 B.G. 4	C.T. 000500 B.G. 1	C.T. 001000 B.G. 1
C.T. 003205 B.G. 3	C.T. 003305 B.G. 3	C.T. 001604 B.G. 2			

Census Tracts and Block Groups with 51% or More LMI Population

Areas of minority concentration are defined as block groups that have a minority population of 50% or more, or have a minority population that is 20% higher than the City as a whole. Based on these definitions, areas of minority concentration in the City of Fayetteville include:

C.T. 003800 B.G. 1	C.T. 001100 B.G. 2	C.T. 003800 B.G. 3	C.T. 000200 B.G. 2	C.T. 001200 B.G. 3	C.T. 002402 B.G. 1	C.T. 002501 B.G. 1
C.T. 003304 B.G. 6	C.T. 001200 B.G. 2	C.T. 002401 B.G. 2	C.T. 001100 B.G. 1	C.T. 001000 B.G. 2	C.T. 003304 B.G. 2	C.T. 003305 B.G. 3
C.T. 001100 B.G. 3	C.T. 002401 B.G. 1	C.T. 000200 B.G. 1	C.T. 000200 B.G. 3	C.T. 003203 B.G. 1	C.T. 001400 B.G. 1	C.T. 003302 B.G. 1
C.T. 003313 B.G. 2	C.T. 003204 B.G. 2	C.T. 003205 B.G. 3	C.T. 003314 B.G. 3	C.T. 003312 B.G. 1	C.T. 001604 B.G. 2	C.T. 002402 B.G. 2
C.T. 002300 B.G. 3	C.T. 003302 B.G. 2	C.T. 003314 B.G. 1	C.T. 003314 B.G. 2	C.T. 003304 B.G. 4	C.T. 003312 B.G. 4	C.T. 003800 B.G. 2
C.T. 003307 B.G. 2	C.T. 003310 B.G. 3	C.T. 002300 B.G. 2	C.T. 001200 B.G. 1	C.T. 001200 B.G. 4	C.T. 003305 B.G. 2	C.T. 001400 B.G. 2
C.T. 000500 B.G. 2	C.T. 002002 B.G. 2	C.T. 003205 B.G. 1	C.T. 002502 B.G. 3	C.T. 002501 B.G. 2	C.T. 002402 B.G. 3	C.T. 002001 B.G. 1
C.T. 000600 B.G. 1	C.T. 001902 B.G. 1	C.T. 003307 B.G. 1	C.T. 000500 B.G. 3	C.T. 003204 B.G. 3	C.T. 002002 B.G. 1	C.T. 003204 B.G. 5
C.T. 002504 B.G. 1	C.T. 003304 B.G. 5	C.T. 002300 B.G. 1	C.T. 002100 B.G. 1	C.T. 002001 B.G. 2	C.T. 003205 B.G. 2	C.T. 001000 B.G. 1
C.T. 002503 B.G. 1	C.T. 002502 B.G. 1	C.T. 003312 B.G. 2	C.T. 001903 B.G. 1	C.T. 001500 B.G. 2	C.T. 000500 B.G. 1	C.T. 001700 B.G. 3
C.T. 003309 B.G. 3	C.T. 003203 B.G. 3	C.T. 003312 B.G. 3	C.T. 001700 B.G. 2	C.T. 003204 B.G. 1	C.T. 003309 B.G. 1	C.T. 003204 B.G. 5
C.T. 002501 B.G. 3	C.T. 001902 B.G. 2	C.T. 002100 B.G. 2	C.T. 003408 B.G. 1	C.T. 003310 B.G. 1	C.T. 003309 B.G. 2	C.T. 002200 B.G. 1
C.T. 003204 B.G. 4	C.T. 002504 B.G. 3	C.T. 002503 B.G. 2	C.T. 002503 B.G. 3	C.T. 003305 B.G. 1	C.T. 002200 B.G. 2	C.T. 001800 B.G. 2
C.T. 002504 B.G. 2	C.T. 003203 B.G. 2	C.T. 003407 B.G. 1	C.T. 001603 B.G. 1	C.T. 003310 B.G. 2	C.T. 001903 B.G. 4	C.T. 001000 B.G. 1
C.T. 002501 B.G. 1	C.T. 003305 B.G. 3	C.T. 003302 B.G. 1	C.T. 002402 B.G. 2	C.T. 003800 B.G. 2	C.T. 001400 B.G. 2	C.T. 002001 B.G. 1
C.T. 001700 B.G. 3	C.T. 002200 B.G. 1	C.T. 001800 B.G. 2	C.T. 000600 B.G. 4	C.T. 003310 B.G. 4	C.T. 003313 B.G. 1	C.T. 003304 B.G. 3
C.T. 003311 B.G. 1	C.T. 002002 B.G. 3					

Census Tracts and Block Groups Considered "Areas of Minority Concentration"

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

There is a need to provide broadband access to low-income neighborhoods and households. Throughout the City, public buildings such as schools and libraries are older and require retrofitting to provide broadband and wi-fi access for residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Broadband access is controlled at the State level in the State of North Carolina. Cities within North Carolina are encouraged to seek competition between Internet Service Providers or to undertake public-private partnerships to narrow the digital divide and provide broadband access to all city residents. The State of North Carolina has developed a Broadband Access Plan to increase the percentage of households with access to fiber optic cable, increase the percentage of households with access to broadband, increase adoption rates, bring affordable internet access to K-12 students outside of schools, and to create a state-wide model of digital literacy education.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Fayetteville utilizes Cumberland County's Emergency Management Plan, which was created in cooperation with the Cumberland County Fire Marshal. Cumberland County issued a mandatory evacuation during Hurricane Florence and rescued 134 people, compared to the previous hurricane (Hurricane Matthew) where they had rescued 1,254 people. The Emergency Management Plan anticipates a Category 4 or 5 Storm. The City has constructed a baseball stadium in the floodway to prevent flooding of housing. Additionally, the Hazard Mitigation Plan is anticipating tornadoes and disasters related to I-95 and the amount of shipping that takes place on that major corridor. Cumberland County will be creating an update to the Hazard Mitigation Plan in 2021.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Some low-income neighborhoods of the City of Fayetteville are located near bodies of water that flood. Due to the previous flooding, the City of Fayetteville has worked to clear the housing that surrounds the low-lying, flood prone areas. Low-income neighborhoods near Fort Bragg run the risk of any shipping-based disaster that may occur, particularly the Murchison Road Corridor.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This is the City of Fayetteville's first year of its new Five Year Consolidated Plan for FY 2020-2024. The "Vision" of the Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Fayetteville. As part of the Five Year Consolidated Plan, the community has developed goals and objectives. The following strategies with subsequent goals and priorities have been identified for the City of Fayetteville for the period of FY 2020 through FY 2024 for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs:

HOUSING STRATEGY - HSS

Goal:

Improve, preserve, and expand the inventory of affordable housing for low- and moderate-income persons and families living in the City of Fayetteville.

Objectives:

- **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.
- **HSS-6 Rental Assistance** - Provide funds for tenant based rental assistance to make housing affordable to low- and moderate-income persons and families through the FMHA.

HOMELESS STRATEGY - HOM

Goal:

Improve the living conditions and services and increase the availability of housing for homeless persons and families in the City of Fayetteville and eliminate unfair housing practices that may lead to homelessness.

Objectives:

- **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.
- **HOM-4 Permanent Supportive Housing** - Promote and assist in the development of permanent supportive housing and services.
- **HOM-5 Shelter Housing** - Support and assist in the development and operations of shelters for persons who are homeless or victims of domestic violence.

SPECIAL NEEDS STRATEGY - SNS

Goal:

Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in the City of Fayetteville.

Objectives:

- **SNS-1 Housing** - Promote and assist to increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs through rehabilitation of existing housing and new construction of accessible housing.
- **SNS-2 Social Services** - Promote and assist in supporting social service programs and facilities for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs.
- **SNS-3 Accessibility** - Promote and assist in making accessibility improvements to owner occupied housing through rehabilitation and improve renter occupied housing by promoting reasonable accommodations for the physically disabled.

COMMUNITY DEVELOPMENT STRATEGY - CDS

Goal:

Improve, preserve, and create new public and community facilities, infrastructure, and public services to ensure the quality of life for all residents of the City of Fayetteville.

Objectives:

- **CDS-1 Clearance** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
- **CDS-2 Community Facilities** - Improve the City's parks, recreational centers, and public and community facilities through rehabilitation, preservation, and new construction.
- **CDS-3 Public Services** - 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.
- **CDS-4 Public Transit** - Promote the development of additional bus routes and improve public transportation for low- and moderate-income persons, and special needs.
- **CDS-5 Infrastructure** - 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 City Departments.
- **CDS-6 Architectural Barriers** - Remove architectural barriers and make public and community facilities accessible to all residents.
- **CDS-7 Public Safety** - Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.
- **CDS-8 Revitalization** - Promote and assist in the stabilization of residential neighborhoods by removing slums and blight, assembling sites for new housing, rehabilitation of existing housing, code enforcement, and designation of an NRSA project area.

ECONOMIC DEVELOPMENT STRATEGY - EDS

Goal:

Increase and promote job creation, job retention, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents of the City of Fayetteville.

Objectives:

- **EDS-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **EDS-2 Financial Assistance** - Support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans.
- **EDS-3 Small Business Assistance** - Support and encourage the creation, growth, expansion, and retention of small businesses in the City of Fayetteville with technical assistance, exterior rehabilitation programs, and low interest loan programs.

- **EDS-4 Financial Incentives** - Support and encourage new economic development through local, state and Federal tax incentives and programs.
- **EDS-5 Development Program** - Plan and promote the development and reuse of vacant commercial and industrial sites and facilities.

ADMINISTRATION, PLANNING, AND MANAGEMENT STRATEGY - APM

Goal:

Provide sound and professional planning, administration, oversight and management of Federal, state, and local funded programs.

Objectives:

- **APM-1 Management** - Continue to provide sound and professional planning, program management and oversight for the successful administration of Federal programs.
- **APM-2 Planning** - Continue to develop and plan for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
- **APM-3 NRSA** - Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Murchison Road Corridor of the City.
- **APM-3 Choice Neighborhood Initiative** - Prepare and submit an application for funding under the Choice Neighborhood Program

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Citywide-Other
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Low- and Moderate-Income Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.		

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Murchison Road Corridor
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	6/1/2020
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Fayetteville has allocated its CDBG funds for FY 2020 to principally benefit low- and moderate-income persons.

- The infrastructure improvement activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The Public Facilities activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.

The proposed activities and projects for FY 2020 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. The following census tracts and block groups have at least 51% of the households with low- and moderate-incomes:

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor

	Associated Goals	HSS-1 Homeownership Assistance HSS-2 Housing Construction HSS-3 Housing Rehabilitation HSS-4 Fair Housing HSS-5 Housing Education HSS-6 Rental Assistance
	Description	Improve, preserve, and expand the inventory of affordable housing for low- and moderate-income persons and families living in the City of Fayetteville.
	Basis for Relative Priority	There is a need for affordable, accessible, decent housing in the City of Fayetteville. There is a need to increase the quality of the housing stock in the City for renters, homeowners, and homebuyers.
2	Priority Need Name	Homeless Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Low- and Moderate-Income Areas Citywide-Other
	Associated Goals	HOM-1 Housing HOM-2 Operations/Support HOM-3 Homeless Prevention HOM-4 Permanent Supportive Housing HOM-5 Shelter Housing

	Description	Improve the living conditions and services and increase the availability of housing for homeless persons and families in the City of Fayetteville and eliminate unfair housing practices that may lead to homelessness.
	Basis for Relative Priority	There is a need to assist the homeless by providing housing, counseling, and other services in the City of Fayetteville.
3	Priority Need Name	Other Special Needs Priority
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Low- and Moderate-Income Areas Citywide-Other
	Associated Goals	SNS-1 Housing SNS-2 Social Services SNS-3 Accessibility
	Description	Improve, preserve, and expand opportunities and services for persons with special needs and the disabled in the City of Fayetteville.
	Basis for Relative Priority	There is a need to assist persons with special needs by expanding facilities and services for individuals with disabilities, the elderly, and other persons who have special needs.
	4	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor
	Associated Goals	CDS-1 Clearance CDS-2 Community Facilities CDS-3 Public Services CDS-4 Public Transit CDS-5 Infrastructure CDS-6 Architectural Barriers CDS-7 Public Safety CDS-8 Revitalization
	Description	Improve, preserve, and create new public and community facilities, infrastructure, and public services to ensure the quality of life for all residents of the City of Fayetteville.
	Basis for Relative Priority	There is a need to improve public and community facilities, infrastructure, public transit, public services, public safety, and the quality of life in the City of Fayetteville.
5	Priority Need Name	Economic Development Priority
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor
	Associated Goals	EDS-1 Employment EDS-2 Financial Assistance EDS-3 Small Business Assistance EDS-4 Financial Incentives EDS-5 Development Program
	Description	Increase and promote job creation, job retention, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents of the City of Fayetteville.
	Basis for Relative Priority	There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of the residents of the City of Fayetteville.
6	Priority Need Name	Administration, Planning, and Management Priority
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor
Associated Goals	APM-1 Management APM-2 Planning APM-3 NRSA APM-4 Choice Neighborhood Initiative
Description	Provide sound and professional planning, administration, oversight and management of Federal, state, and local funded programs.
Basis for Relative Priority	There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs, and the need to provide staffing for NRSA Plan and the anticipated Choice Neighborhood Initiative Grant.

Narrative (Optional)

The priority ranking of needs for housing; homelessness; other special needs; community development; economic development; and administration, planning, and management are as follows:

- **High Priority** - Activities are assigned a high priority if the City expects to fund them during the Five Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the City during the Five Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	There is a need to provide Tenant Based Rental Assistance (TBRA) to individuals and families in the City of Fayetteville who are at risk of homelessness.
TBRA for Non-Homeless Special Needs	There is a need to provide Tenant Based Rental Assistance (TBRA) to special needs populations in the City Fayetteville who are elderly, disabled, suffering from a mental health issue, victims of domestic violence, or affected by HIV/AIDS.
New Unit Production	There is a great need for infill housing in the City, both for renters and for homeowners. The City needs affordable, accessible, decent, safe, and sanitary housing.
Rehabilitation	There is a high demand in the City of Fayetteville to provide rehabilitation assistance. The City needs affordable, accessible, decent, safe, and sanitary housing that could be accomplished through rehabilitation.
Acquisition, including preservation	There is a need for the City of Fayetteville to demolish vacant, blighted properties in the Murchison Corridor Neighborhood Revitalization Strategy Area (NRSA).

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Fayetteville is receiving \$1,534,192 in CDBG entitlement funds and \$904,982 in HOME entitlement funds for FY 2020. The City will receive \$107,738 in CDBG program income and \$701,252 in HOME Program income. The program year goes from July 1, 2020 through June 30, 2021. These funds will be used to address the following priority needs:

- Housing
- Community Development
- Public Services
- Economic Development
- Planning & Administration

The accomplishments of these projects/activities will be reported in the FY 2020 Consolidated Annual Performance and Evaluation Report (CAPER).

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	1,534,192	107,738	767,000	2,408,930	10,403,230	Five Years of funding at the FY 2020 level.18 projects/activities were funded based on FY 2020 CDBG allocations.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	904,982	701,252	0	1,606,234	3,171,351	Five Years of funding at the FY 2020 level.5 projects/activities were funded based on FY 2020 HOME allocations.

Table 50 - Anticipated Resources

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

In addition to the entitlement funds, the City of Fayetteville anticipates the following Federal resources may be available to local non-profit organizations to undertake the housing strategies identified in the Five Year Consolidated Plan.

- Supportive Housing Program
- Low-Income Housing Tax Credit Program (LIHTC)
- Choice Neighborhoods Initiative
- Section 8 Rental Assistance Program
- Public Housing Capital Fund Program
- Rental Assistance Demonstration (RAD)

Private and non-Federal resources that may be available to the City of Fayetteville in FY 2020 to address needs identified in the FY 2020-2024 Five Year Consolidated Plan are listed below.

- **Cumberland Community Foundation, Inc.** – The Cumberland Community Foundation provides grants from its endowment in six areas considered to be of great need: growing philanthropy and local giving; growing sustainable support for local nonprofit organizations; increasing college access and affordability; improving education outcomes; improving quality of life for all; and strengthening local nonprofit organizations.
- **Golden LEAF Funding** – This North Carolina grant supports workforce development and disaster recovery in areas of the state of North Carolina that were once dependent on agriculture and tobacco farming.
- **Low-Income Housing Tax Credits** – The North Carolina Housing and Finance Agency administers this program for the State. The program provides Federal tax credits to owners and developers of qualified low-income rental housing. These tax credits provide incentives for private investment in affordable housing. Costs eligible under the program include acquisition, construction and rehabilitation of affordable housing.
- **Federal Home Loan Bank Affordable Housing Program (AHP)** –Congress has mandated that ten (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.

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

Not Applicable.

Discussion

Not Applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fayetteville	Government	Planning	Jurisdiction
Fayetteville Metropolitan Housing Authority	PHA	Public Housing Rental	Jurisdiction
Cumberland County Continuum of Care	Continuum of care	Homelessness Non-homeless special needs Planning Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Persons with HIV/AIDS and their families comprise a small percentage of the City’s and County’s overall population. According to the Robert Wood Johnson Foundation’s County Health Rankings for 2017, Cumberland County has the fifth highest HIV prevalence rate in North Carolina. In 2017, there were 1,334 people diagnosed with HIV/AIDS living in Cumberland County, and the County’s HIV prevalence rate was 507. This is above the overall prevalence rate in North Carolina of 326. Males are disproportionately affected and the HIV/AIDS population is still growing in numbers. There are no statistics available for only the City of Fayetteville.

The Cumberland County Department of Social Services has a sexually transmitted disease department. The department will see patients, refer them for medication, and get patients involved in programs and studies so that they can qualify for discounted medication.

Though all homeless organizations serve individuals with HIV/AIDS, there are no particular housing services targeted toward this population. Endeavors offers Permanent Supportive Housing for people with HIV/AIDS and individuals with disabilities. All previous attempts to target individuals with HIV/AIDS in Cumberland County were opened up to additional clients due to the increase in demand.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are a wide variety of services targeted to homeless persons and persons with HIV in the Fayetteville—Cumberland County CoC:

Housing and shelters for the homeless are provided by: Salvation Army, Life Matters Centers, the Hope Center, Endeavors, Connections of Cumberland County, Operation Inasmuch, Urban Ministries, and Seth’s Wish. Additional job and employment training is offered by Volunteers of America, which is targeted toward homeless veterans and homeless women, and Designing Furniture.

Cumberland County Social Services provides clinics for people with communicable diseases and STIs. Cumberland HealthNet provides free clinics as well for individuals at less than 200% of the poverty level, and is the lead for Coordinated Entry in the County.

There are also specific services targeted toward individuals and families that recently became homeless due to Hurricane Florence. These efforts are coordinated through the Cumberland Disaster Recovery Program.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There is a growing special needs population in the City of Fayetteville, especially for persons with mental health issues and persons with addictions/substance abuse issues. The growing opioid crisis has put a strain on healthcare facilities and local public services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Fayetteville has partnered with various County agencies, nonprofits, and service providers to carry out the services required by special needs populations. However, there are significant needs for mental health services and addiction counseling services in the region. The major gaps in the City's strategy include Rapid Rehousing and the gap between qualifications for Federal programs and the financial demands of individuals and families that are yet-to-qualify. The City will continue to partner with nonprofits that manage partnerships and assist persons with special needs to address these gaps and provide services to those that do not yet qualify for Federal assistance programs.

SP-45 Goals Summary – 91.215(a)(4)

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: \$490,000	Direct Financial Assistance to Homebuyers: 45 Households Assisted
2	HSS-2 Housing Construction	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Housing Priority	HOME: \$2,000,000	Rental units constructed: 350 Household Housing Unit Homeowner Housing Added: 25 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: \$3,000,000 HOME: \$2,300,000	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 300 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: \$375,000	Other: 60 Other
5	HSS-5 Housing Education	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other	Housing Priority	CDBG: \$60,000	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	HSS-6 Rental Assistance	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Housing Priority	CDBG: \$0 HOME: \$0	Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted
7	HOM-1 Housing	2020	2024	Homeless	Low- and Moderate-Income Areas Citywide-Other	Homeless Priority	CDBG: \$0	Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted
8	HOM-2 Operations/Support	2020	2024	Homeless	Low- and Moderate-Income Areas Citywide-Other	Homeless Priority	CDBG: \$120,000	Homeless Person Overnight Shelter: 3250 Persons Assisted
9	HOM-3 Homeless Prevention	2020	2024	Homeless	Low- and Moderate-Income Areas Citywide-Other	Homeless Priority	CDBG: \$200,000	Tenant-based rental assistance / Rapid Rehousing: 400 Households Assisted Homelessness Prevention: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	HOM-4 Permanent Supportive Housing	2020	2024	Homeless	Low- and Moderate-Income Areas Citywide- Other	Homeless Priority	CDBG: \$0	Homeowner Housing Added: 0 Household Housing Unit
11	HOM-5 Shelter Housing	2020	2024	Homeless	Low- and Moderate-Income Areas Citywide- Other	Homeless Priority	CDBG: \$50,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 24 Beds
12	SNS-1 Housing	2020	2024	Non-Homeless Special Needs	Low- and Moderate-Income Areas Citywide- Other Murchison Road Corridor	Other Special Needs Priority	CDBG: \$0	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit
13	SNS-2 Social Services	2020	2024	Non-Homeless Special Needs	Low- and Moderate-Income Areas Citywide- Other	Other Special Needs Priority	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	SNS-3 Accessibility	2020	2024	Non-Homeless Special Needs	Low- and Moderate-Income Areas Citywide-Other	Other Special Needs Priority	CDBG: \$0	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
15	CDS-1 Clearance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Community Development Priority	CDBG: \$400,000	Buildings Demolished: 25 Buildings
16	CDS-2 Community Facilities	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Community Development Priority	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other	Community Development Priority	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted
18	CDS-4 Public Transit	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Community Development Priority	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
19	CDS-5 Infrastructure	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other	Community Development Priority	CDBG: \$675,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Other: 220 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	CDS-6 Architectural Barriers	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other	Community Development Priority	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
21	CDS-7 Public Safety	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Community Development Priority	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
22	CDS-8 Revitalization	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Community Development Priority	CDBG: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	EDS-1 Employment	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$0	Jobs created/retained: 0 Jobs
24	EDS-2 Financial Assistance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$3,500,000	Facade treatment/business building rehabilitation: 35 Business Jobs created/retained: 190 Jobs Businesses assisted: 150 Businesses Assisted
25	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: \$2,000,000	Facade treatment/business building rehabilitation: 0 Business Jobs created/retained: 0 Jobs Businesses assisted: 1000 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
26	EDS-4 Financial Incentives	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$0	Jobs created/retained: 0 Jobs
27	EDS-5 Development Program	2020	2024	Non-Homeless Special Needs	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$0	Other: 0 Other
28	APM-1 Management	2020	2024	Administration	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Administration, Planning, and Management Priority	CDBG: \$1,642,160 HOME: \$477,585	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
29	APM-2 Planning	2020	2024	Administration	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Administration, Planning, and Management Priority	CDBG: \$0 HOME: \$0	Other: 5 Other
30	APM-3 NRSA	2020	2024	Administration	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Administration, Planning, and Management Priority	CDBG: \$0	Other: 1 Other
31	APM-4 Choice Neighborhood Initiative	2020	2024	Administration	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Administration, Planning, and Management Priority	CDBG: \$0	Other: 1 Other

Table 53 – 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 & 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 and renter 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 maintenance of affordable housing rentals, including foreclosure and eviction prevention.
6	Goal Name	HSS-6 Rental Assistance
	Goal Description	Provide funds for tenant based rental assistance to make housing affordable to low- and moderate-income persons and families through the FMHA.

7	Goal Name	HOM-1 Housing
	Goal Description	Promote and assist in developing housing opportunities for persons and families experiencing homelessness, and those who are at-risk of becoming homeless.
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.
10	Goal Name	HOM-4 Permanent Supportive Housing
	Goal Description	Promote and assist in the development of permanent supportive housing and services.
11	Goal Name	HOM-5 Shelter Housing
	Goal Description	Support and assist in the development and operations of shelters for persons who are homeless or victims of domestic violence.
12	Goal Name	SNS-1 Housing
	Goal Description	Promote and assist to increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs through rehabilitation of existing housing and new construction of accessible housing.
13	Goal Name	SNS-2 Social Services
	Goal Description	Promote and assist in supporting social service programs and facilities for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs.

14	Goal Name	SNS-3 Accessibility
	Goal Description	Promote and assist in making accessibility improvements to owner occupied housing through rehabilitation and improve renter occupied housing by promoting reasonable accommodations for the physically disabled.
15	Goal Name	CDS-1 Clearance
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.
16	Goal Name	CDS-2 Community Facilities
	Goal Description	Improve the City's parks, recreational centers, and public and community facilities through rehabilitation, preservation, and new construction.
17	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.
18	Goal Name	CDS-4 Public Transit
	Goal Description	Promote the development of additional bus routes and improve public transportation for low- and moderate-income persons, and special needs.
19	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 City Departments.
20	Goal Name	CDS-6 Architectural Barriers
	Goal Description	Remove architectural barriers and make public and community facilities accessible to all residents.

21	Goal Name	CDS-7 Public Safety
	Goal Description	Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.
22	Goal Name	CDS-8 Revitalization
	Goal Description	Promote and assist in the stabilization of residential neighborhoods by removing slums and blight, assembling sites for new housing, rehabilitation of existing housing, code enforcement, and designation of an NRSA project area.
23	Goal Name	EDS-1 Employment
	Goal Description	Support and encourage new job creation, job retention, employment, and job training services.
24	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.
25	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.
26	Goal Name	EDS-4 Financial Incentives
	Goal Description	Support and encourage new economic development through local, state and Federal tax incentives and programs.
27	Goal Name	EDS-5 Development Program
	Goal Description	Plan and promote the development and reuse of vacant commercial and industrial sites and facilities.
28	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.

29	Goal Name	APM-2 Planning
	Goal Description	Continue to develop and plan for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
30	Goal Name	APM-3 NRSA
	Goal Description	Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Murchison Road Corridor of the City.
31	Goal Name	APM-4 Choice Neighborhood Initiative
	Goal Description	Prepare and submit an application for funding under the Choice Neighborhood Program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Median Income – 50 households

Low Income – 182 households

Extremely Low Income – 24 households

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Fayetteville Metropolitan Housing Authority (FMHA) currently has no requests to make Section 504 accommodations. The Housing Authority has made these accommodations in the past, and is not under a Voluntary Compliance Agreement.

There are currently 252 people on the Section 8 waiting list for FMHA. There are 53 applicants on the waiting list that are elderly, 13 applicants on the waiting list that are disabled, and the balance of 186 are families and individuals.

Activities to Increase Resident Involvements

The Fayetteville Metropolitan Housing Authority takes comments from the Resident Advisory Board into consideration for the development of its Five Year and Annual Plans. Fayetteville Metropolitan Housing Authority has a resident council composed of a representative from every public housing community. These positions are consistently filled. A public housing community that had previously been represented will often continue to have representation without long gaps.

FMHA has a joint Neighborhood Resource Center at its offices. City staff and Housing Authority staff work at the center to provide assistance to tenants.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not Applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Fayetteville's and Cumberland County's 2020 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with goals and strategies to address those impediments and affirmatively further fair housing in the City and County:

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Impediments identified and strategies for ameliorating them are as follows:

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.

Goal: Improve the public's and local officials' knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing throughout the City of Fayetteville and Cumberland County.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **1-A:** Continue to promote Fair Housing awareness through the media, hosting seminars, and training to provide educational opportunities for all persons to learn about their rights under the Fair Housing Act and Americans with Disabilities Act.
- **1-B:** Continue to prepare and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and a landlord's responsibilities to comply with the Fair Housing Act by making reasonable accommodations.
- **1-C:** Educate residents that they have the right to live outside concentrated areas of poverty.
- **1-D:** Work with the local Board of Realtors to educate and promote fair housing.
- **1-E:** Strive for better intergovernmental cooperation between state and local partners, as well as community groups, to effectively identify and address potential barriers to affordable housing choice.
- **1-F:** Publish forms, informational material, etc. in both English and Spanish.

Impediment 2: Quality of 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.

Goal: Increase the supply of decent, safe, sound and affordable rental housing through new construction and rehabilitation.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **2-A:** Provide funding and incentives for the rehabilitation of rental housing for low- and moderate-income renters.
- **2-B:** Continue to enforce local codes and ordinances, and develop a Rental Registry Program in the City of Fayetteville and Cumberland County.
- **2-C:** Promote and encourage the Public Housing Authority to offer Section 8 Housing Choice Voucher holders the option to convert to homeownership.
- **2-D:** Continue to support Low Income Housing Tax Credits to develop decent, safe, sound and affordable rental housing.
- **2-E:** Target and rehabilitate rental housing in the Murchison Road Corridor in Fayetteville and Shaw Heights Neighborhood in Cumberland County.

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.

Goal: Increase the supply of various types of affordable housing for sale through new construction and rehabilitation activities.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **3-A:** Financially support and assist low- and moderate-income households to purchase homes at affordable prices throughout Cumberland County.
- **3-B:** Support and promote the development of affordable infill housing on vacant land.
- **3-C:** Continue to fund and support homeowner rehabilitation and emergency repair programs.
- **3-D:** Provide financial and development incentives to private developers and non-profits to construct and/or rehabilitate affordable housing.
- **3-E:** Encourage and promote the development, construction, and/or rehabilitation of mixed-income housing in areas that are not low-moderate income.
- **3-F:** Target and rehabilitate homeowner-occupied housing in the Murchison Road Corridor and Shaw Heights Neighborhood Revitalization Strategy Areas.

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.

Goal: Increase the number of accessible units for the physically disabled and developmentally delayed through new construction and rehabilitation of existing housing.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **4-A:** Promote programs to increase the amount of accessible housing through rehabilitation of existing housing stock by homeowners and landlords.
- **4-B:** Encourage the development of new construction of accessible and visitable housing through financial or development incentives.
- **4-C:** Continue to enforce ADA and Fair Housing requirements for landlords to make “reasonable accommodations” for tenants who are disabled.
- **4-D:** Continue to promote programs to assist elderly homeowners with accessibility improvements to their properties so they may remain in their own homes.

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.

Goal: The local economy will continue to improve by providing new job opportunities, which will increase household income, and will promote fair housing choice.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **5-A:** Strengthen partnerships that enhance local businesses, expand the tax base, and create a more sustainable economy for residents and businesses.
- **5-B:** Support and enhance workforce development and skills training that results in increased job opportunities and a living wage.
- **5-C:** Continue to support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income, and minority neighborhoods.
- **5-D:** Continue to promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.

- **5-E:** Support and enhance entrepreneurship training programs, with a particularly focus on programs that assist women, minority, and veteran-owned businesses.

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.

Goal: Promote the de-concentration of minorities outside the Central and Northern sections of the City of Fayetteville and areas of the County bordering Fort Bragg in order to reduce minority concentration.

Strategies: To meet this goal, the following activities and strategies may be undertaken by the City of Fayetteville and Cumberland County:

- **6-A:** Support, promote, and plan for affordable housing developments outside areas of minority concentration.
- **6-B:** Market and promote housing opportunities for minorities outside areas of minority concentration.
- **6-C:** Provide assistance to minority households to locate their residences outside areas of high minority concentration.

SP-60 Homelessness Strategy – 91.215(d)

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

The Point-in-Time Count for Cumberland County in 2019 counted a total of 329 homeless persons and 253 homeless households. Of these, 226 persons, or 68.6%, were unsheltered. There were 73 persons in transitional housing, and 30 persons that were housed in emergency shelter. There were 34 homeless families with children, totaling 107 people, none of which were chronically homeless. There were no unaccompanied youths that were homeless in 2019. Of the 329 homeless people counted, 122 (37.1%) were considered chronically homeless. There were 38 homeless Veterans in 2018, and 33 of the homeless Veterans were unsheltered. This indicates a need for greater outreach and shelter/housing options for these special needs groups.

Families with children – The past Point-in-Time count for 2016 identified 19 homeless households with children in Cumberland County, for a total of 29 persons. Numbers were lower in 2017 at 8 homeless households with 14 persons. The homeless households increased in 2018, including 21 homeless households for a total of 37 persons. In 2019, there were 34 homeless households with children, and 107 homeless individuals. This could potentially be attributable to Hurricane Florence and flood damage forcing families out of their home.

Veterans and their families – There are large numbers of Veterans and support systems in place because of the adjacent military base at Fort Bragg. There are multiple organizations that serve Homeless Veterans in Fayetteville and Cumberland County, including the Salvation Army, Veteran Services of the Carolinas, and Volunteers of America. Homeless Veterans often require additional services, with mental health services being the most commonly cited need. The number of homeless Veterans in Cumberland County has increased from 68 in 2016 to 72 in 2017. This population was counted at 71 individuals in 2018.

Unaccompanied youth – Teens aging out of foster care, and young adults in the 18-24 age transition stage are difficult to locate. Many of them are staying with friends and extended family temporarily, but are technically homeless. Unaccompanied youth may also move between different shelters. There were 20 unaccompanied youth counted in the 2016 Point In Time count; 10 unaccompanied youth counted in 2017; and 25 unaccompanied youth counted in 2018. There were no unaccompanied youth counted in 2019 for Cumberland County.

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 and transitional housing needs of homeless persons

The Point-in-Time count for 2018 counted 73 homeless households with children in Cumberland County, and 139 households without children. There were 34 households with 107 children in 2019. Of these households, 16 children were unsheltered.

Emergency Shelters for families are run by the Salvation Army, Hope Center, Life Matters, and Family Promise. There are additional emergency shelters targeted toward men (Operation Inasmuch) and women (Hope Center and Day Resource Center). 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 former military population. The Salvation Army has beds for Veterans alongside its family shelter beds. Volunteers of America conducts job and employment training for Veterans, targeted toward female homeless Veterans. Veteran Services of the Carolinas also serves 40 Veterans through an HPRP grant. The number of beds provided for homeless people in the area include:

- Homeless Families – 56 beds
- Chronically Homeless – 6 beds
- Homeless Veterans – 127 beds

Some additional emergency shelters and transitional housing programs are put in place for weather events. Members of the CoC, including Salvation Army and True Vine Ministries' Hope Center operate a "White Flag" shelter for weather amnesty in the cold. Additional programs have been created to address those displaced by Hurricane Florence, 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 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 substantial 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 become wards of the court are placed in foster care, even if they have parents that can support them. This practice overloads the system. Children aging out of this system are at-risk, but these children are largely supported through The Department of Social Services' programs upon release.

The number of homeless Veterans in Cumberland County has increased from 25 in 2016, to 31 in 2017, and 33 in 2018. This could be caused by a variety of factors, 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 Hope Center for women discharged from hospitals and 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.

Cumberland County Department of Social Services provides a variety of services to low-income people for support and helps them to maintain stability. These services target populations that have a significant amount of crossover with homeless populations, such as addiction and mental health issues.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Though the housing stock in the City of Fayetteville was largely constructed after 1970, there are a number of homes that require rehabilitation that were built before 1970. According to the 2017 North Carolina Childhood Blood Lead Surveillance Data, 1.3 percent of children aged 1-2 years old tested positive for greater than 5 micrograms/deciliters blood-lead level.

The City is prioritizing new construction over housing rehabilitation to meet its housing needs. The construction of new housing will mitigate the risks of lead poisoning due to the use of paint that is not lead-based. The City will ensure that the aforementioned steps are taken for housing rehabilitation programs.

How are the actions listed above integrated into housing policies and procedures?

When accepting applicants for its housing program, the City of Fayetteville will ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead-based paint pamphlet and notices.

Additionally, the City of Fayetteville's 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. Contractors are required to disclose lead-based paint mitigation strategies in plans that require such processes.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Cumberland County is considered a “Tier 1” County by North Carolina due to its high poverty levels. Approximately 19.3% of the City of Fayetteville’s residents live in poverty, which is higher than the State of North Carolina where 16.1% of residents live in poverty. Female-headed households with children are more affected by poverty at 45.5%. Youth poverty is an acute problem in the City of Fayetteville, as 29.3% of all youth under the age of 18 were living in poverty. This information is taken from the U.S. Census "2013-2017 ACS Five-Year Estimates." The City’s goal is to reduce the extent of poverty by actions the City can control and through work with other agencies/organizations.

The resources and opportunities that the City has for reducing the number of families with incomes below the poverty line are limited. Since poverty is a function of income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing, alleviating poverty is more difficult. Still, the means of addressing both issues are fragmented. Several structural barriers to poverty are addressed through different local policies. For example, the City has a policy that requires the employment of Section 3 households in construction contracts when possible.

More direct efforts to alleviate poverty by combining case management, social services job training, and housing assistance are becoming more common. City and county social service agencies have become more committed to the continuum of care models being introduced across the country. As these agencies become more proficient at providing services to the needy, the poverty rates will decline.

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. In addition, the City’s strategy is to provide supportive services for target income residents.

Planned economic development programs include:

- **EDS-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.
- **EDS-2 Financial Assistance** - Support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans.
- **EDS-3 Small Business Assistance** - Support and encourage the creation, growth, expansion, and retention of small businesses in the City of Fayetteville with technical assistance, exterior rehabilitation programs, and low interest loan programs.
- **EDS-4 Financial Incentives** - Support and encourage new economic development through local, state and Federal tax incentives and programs.
- **EDS-5 Development Program** - Plan and promote the development and reuse of vacant commercial and industrial sites and facilities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Providing access and increasing the supply of affordable housing is integrally tied to the City's anti-poverty strategy. The most successful way to implement this is through job training/creation activities while providing affordable housing.

The City is addressing poverty among its poorest families by building more affordable rental housing, particularly in the areas where those families reside. Additionally, the City is working with organizations that provide job training to ensure that people can work and escape poverty. The City intends to support economic development with its CDBG funds by creating affordable housing near areas that provide opportunities for residents to increase their skills, such as the Murchison Road Corridor, which is close to Fayetteville State University.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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 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.

Expected Resources

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

Introduction

The City of Fayetteville is receiving \$1,534,192 in CDBG entitlement funds and \$904,982 in HOME entitlement funds for FY 2020. The City will receive \$107,738 in CDBG program income and \$701,252 in HOME Program income. The program year goes from July 1, 2020 through June 30, 2021. These funds will be used to address the following priority needs:

- Housing
- Community Development
- Public Services
- Economic Development
- Planning & Administration

The accomplishments of these projects/activities will be reported in the FY 2020 Consolidated Annual Performance and Evaluation Report

(CAPER).

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	1,534,192	107,738	767,000	2,408,930	10,403,230	Five Years of funding at the FY 2020 level.18 projects/activities were funded based on FY 2020 CDBG allocations.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	904,982	701,252	0	1,606,234	3,171,351	Five Years of funding at the FY 2020 level.5 projects/activities were funded based on FY 2020 HOME allocations.

Table 54 - 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

In addition to the entitlement funds, the City of Fayetteville anticipates the following Federal resources may be available to local non-profit organizations to undertake the housing strategies identified in the Five Year Consolidated Plan.

- Supportive Housing Program
- Low-Income Housing Tax Credit Program (LIHTC)
- Choice Neighborhoods Initiative
- Section 8 Rental Assistance Program
- Public Housing Capital Fund Program
- Rental Assistance Demonstration (RAD)

Private and non-Federal resources that may be available to the City of Fayetteville in FY 2020 to address needs identified in the FY 2020-2024 Five Year Consolidated Plan are listed below.

- **Cumberland Community Foundation, Inc.** – The Cumberland Community Foundation provides grants from its endowment in six areas considered to be of great need: growing philanthropy and local giving; growing sustainable support for local nonprofit organizations; increasing college access and affordability; improving education outcomes; improving quality of life for all; and strengthening local nonprofit organizations.
- **Golden LEAF Funding** – This North Carolina grant supports workforce development and disaster recovery in areas of the state of North Carolina that were once dependent on agriculture and tobacco farming.
- **Low-Income Housing Tax Credits** – The North Carolina Housing and Finance Agency administers this program for the State. The program provides Federal tax credits to owners and developers of qualified low-income rental housing. These tax credits provide incentives for private investment in affordable housing. Costs eligible under the program include acquisition, construction and rehabilitation of affordable housing.
- **Federal Home Loan Bank Affordable Housing Program (AHP)** –Congress has mandated that ten (10%) of the Federal Home Loan Bank's profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit

housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible.

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

Not Applicable.

Discussion

Not Applicable.

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: \$98,000	Direct Financial Assistance to Homebuyers: 9 Households Assisted
2	HSS-2 Housing Construction	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Housing Priority	HOME: \$1,050,000	Rental units constructed: 164 Household Housing Unit Homeowner Housing Added: 5 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: \$600,000 HOME: \$460,717	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 60 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: \$75,000	Other: 12 Other
5	HSS-5 Housing Education	2020	2024	Affordable Housing	Low- and Moderate-Income Areas Citywide-Other	Housing Priority	CDBG: \$12,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households 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	Homeless Priority	CDBG: \$24,000	Homeless Person Overnight Shelter: 650 Persons Assisted
9	HOM-3 Homeless Prevention	2020	2024	Homeless	Low- and Moderate-Income Areas Citywide-Other	Homeless Priority	CDBG: \$40,000	Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted Homelessness Prevention: 80 Persons Assisted
11	HOM-5 Shelter Housing	2020	2024	Homeless	Citywide-Other	Homeless Priority	CDBG: \$10,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 24 Beds
15	CDS-1 Clearance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other	Community Development Priority	CDBG: \$80,000	Buildings Demolished: 5 Buildings
16	CDS-2 Community Facilities	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas	Other Special Needs Priority	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	CDS-3 Public Services	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other	Community Development Priority	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 38 Persons Assisted
19	CDS-5 Infrastructure	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas	Community Development Priority	CDBG: \$3,520,000	Other: 79 Other
24	EDS-2 Financial Assistance	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Economic Development Priority	CDBG: \$609,498	Facade treatment/business building rehabilitation: 7 Business Jobs created/retained: 38 Jobs Businesses assisted: 20 Businesses Assisted
25	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: \$40,000	Facade treatment/business building rehabilitation: 0 Business Jobs created/retained: 0 Jobs Businesses assisted: 200 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
28	APM-1 Management	2020	2024	Administration	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Administration, Planning, and Management Priority	CDBG: \$328,432 HOME: \$95,517	Other: 1 Other
29	APM-2 Planning	2020	2024	Administration	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor	Administration, Planning, and Management Priority	CDBG: \$0 HOME: \$0	Other: 1 Other

Table 55 – 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 & 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 and renter 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 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	HOM-5 Shelter Housing
	Goal Description	Support and assist in the development and operations of shelters for persons who are homeless or victims of domestic violence.
15	Goal Name	CDS-1 Clearance
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.

16	Goal Name	CDS-2 Community Facilities
	Goal Description	Improve the City's parks, recreational centers and public and community facilities through rehabilitation, preservation and new construction.
17	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.
19	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.
24	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.
25	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.
28	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.
29	Goal Name	APM-2 Planning
	Goal Description	Continue to develop and plan for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

Projects

AP-35 Projects – 91.220(d)

Introduction

All projects in the City of Fayetteville are determined based on the HUD CDBG and HOME allocations, as well as the County’s goals and objectives.

Projects

#	Project Name
1	Homebuyers Education Program
2	Homebuyers Assistance
3	Single Family Housing Dev-CHDO
4	Housing Rehabilitation Program
5	Targeted Area Revitalization
6	Emergency Repair Program
7	Blight Removal Program
8	McArthur Park Apartments II
10	The Landing at Beaver Creek
11	Water and Sewer Assessment Assistance Program
12	Beautification Program
13	Homeless Client Assistance
14	Endeavors
15	Salvation Army
16	Connections of Cumberland County
17	Business Assistance Loan
18	Small Business Development Grant
19	Business Counseling Services: CEED
20	Commercial Exterior Improvement Grant Program
21	Small Business Retention Grant
22	Job Skills Training Assistance
23	Summer Youth Internship
24	Community Outreach
25	Program Administration
26	Orange Street School Restoration

Table 56 – Project Information

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

needs

The City of Fayetteville has allocated its CDBG funds for FY 2020 to principally benefit low- and moderate-income persons.

- The infrastructure improvement activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The Public Facilities activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.

The proposed activities and projects for FY 2020 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 have at least 51% of the households with low- and moderate-incomes is included in the Appendix section.

AP-38 Project Summary
Project Summary Information

1	Project Name	Homebuyers Education Program
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-5 Housing Education
	Needs Addressed	Housing Priority
	Funding	CDBG: \$12,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 households.
	Location Description	129 N. Main Street, Spring Lake, NC 28390
	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	Homebuyers Assistance
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-1 Homeownership Assistance
	Needs Addressed	Housing Priority
	Funding	CDBG: \$98,000
	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	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	9 households.
	Location Description	433 Hay Street, Fayetteville, NC 28301
	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.
3	Project Name	Single Family Housing Dev-CHDO
	Target Area	Citywide-Other
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	HOME: \$250,000
	Description	To increase the supply of affordable housing for low to 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.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 housing units.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 12 Construction of Housing.
4	Project Name	Housing Rehabilitation Program
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-3 Housing Rehabilitation

	Needs Addressed	Housing Priority
	Funding	HOME: \$460,717
	Description	This program provides substantial housing rehabilitation assistance through a revolving loan pool with low interest loan 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. Due to the reduction of the HOME allocation amount received for 2020-2021 this activity's original budget was reduced by \$190.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	8 housing units.
	Location Description	433 Hay Street, Fayetteville, NC 28301
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 14A Rehabilitation; Single-Unit Residential.
5	Project Name	Targeted Area Revitalization
	Target Area	Low- and Moderate-Income Areas Murchison Road Corridor
	Goals Supported	HSS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$50,000

	Description	The City has identified two targeted areas in high poverty or blighted neighborhoods to complete revitalization projects to reduce blight and enhance the neighborhoods. These two neighborhoods are the Murchison Road Corridor and B Street/Lincoln Avenue areas. Within these areas, dilapidated homes will be demolished, new affordable housing constructed on vacant parcels, and the exterior facades of existing homes improved. Targeted revitalization projects may include housing rehabilitation, demolition, acquisition of vacant parcels, new housing construction, and other activities that enhance the targeted neighborhoods.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 housing units.
	Location Description	433 Hay Street, Fayetteville, NC 28301
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 14A Rehabilitation; Single-Unit Residential.
6	Project Name	Emergency Repair Program
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$550,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 home repairs.

	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 14A Rehabilitation; Single-Unit Residential.
7	Project Name	Blight Removal Program
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	CDS-1 Clearance
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$80,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 structures demolished.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Area Benefit (LMA). The Matrix Code is 04 Clearance and Demolition.
8	Project Name	McArthur Park Apartments II
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	HOME: \$200,000

	Description	This project is for the second allocation of \$200,000 for the new construction of affordable rental housing units located on McArthur Road. The City shall utilize its HOME funds to leverage other private and public dollars to construct 80 additional affordable rental units, consisting of one, two and three bedroom units, for low to moderate-income families and individuals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 rental units.
	Location Description	McArthur Road, Fayetteville, NC 28301
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 12 Construction of Housing.
9	Project Name	The Landing at Beaver Creek
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	HOME: \$600,000
	Description	This project is for the construction of affordable housing units located on Cliffdale Road. The City shall utilize its HOME funds to leverage other private and public dollars to construct 84 additional affordable rental units, consisting of one, two and three bedroom units for low to moderate-income families and individuals. Construction for this project will not begin until next program year. Additional financing assistance has been requested by the affordable housing developer and the \$400,000 that was originally allocated for the West Cumberland Apartments affordable housing project has been reallocated to this project. This includes \$200,000 of HOME funds from 2019-2020 and \$200,000 of HOME funds for this 2020-2021 program year.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	84 rental units.

	Location Description	Cliffdale Road, Fayetteville, NC 28314
	Planned Activities	The national objective is Low/Mod-Income Housing. The Matrix Code is 12 Construction of Housing.
10	Project Name	Water and Sewer Assessment Assistance Program
	Target Area	Low- and Moderate-Income Areas Citywide-Other
	Goals Supported	HSS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$317,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	75 households.
	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.
11	Project Name	Beautification Program
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	CDS-5 Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$35,000

	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4 neighborhood projects.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Area Benefit (LMA). The Matrix Code is 03K Street Improvements.
12	Project Name	Homeless Client Assistance
	Target Area	Citywide-Other
	Goals Supported	HOM-2 Operations/Support
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$4,000
	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 homeless persons who are in need. Funds will also be provided to assist with White Flag during emergency inclement weather conditions to pay for homeless persons bus rides to a White Flag location.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	250 homeless clients served.

	Location Description	433 Hay Street, Fayetteville, NC 28301
	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).
13	Project Name	Endeavors
	Target Area	Citywide-Other
	Goals Supported	HOM-5 Shelter Housing
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$10,000
	Description	Endeavors is a homeless agency with a 50 year old history of providing services that empower people. Their program called Reveille Retreat is a transitional housing facility for homeless female head of households with children, with preference given to veterans. It will provide a safe home and programming that will enable homeless women with the tools to become self-sufficient and successful. Reveille Retreat will benefit the entire family unit by ensuring that both mothers and children have their physical and mental health needs met, are on track to becoming productive in work, school and the community, and are interacting in a positive way amongst themselves. The City will provide funds to this agency to assist with the purchase of food and supplies needed for the homeless during the program year.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	24 homeless clients served.
	Location Description	120 Langdon Street, Fayetteville, NC 28301
	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).
14	Project Name	Salvation Army
	Target Area	Citywide-Other
	Goals Supported	HOM-5 Shelter Housing
	Needs Addressed	Homeless Priority

	Funding	CDBG: \$20,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	400 homeless clients.
	Location Description	220 E. Russell Street, Fayetteville, NC 28301
	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).
15	Project Name	Connections of Cumberland County
	Target Area	Citywide-Other
	Goals Supported	HOM-3 Homeless Prevention
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$40,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 homeless clients served.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 05Q Subsistence Payments.
16	Project Name	Business Assistance Loan
	Target Area	Citywide-Other
	Goals Supported	EDS-2 Financial Assistance
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$300,000
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	6 jobs. 2 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	Small Business Development Grant

17	Target Area	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor
	Goals Supported	EDS-2 Financial Assistance
	Needs Addressed	Economic Development Priority
	Funding	:
	Description	This program is designed to assist with the further development of small businesses located in the city limits of Fayetteville. 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 expenses such as equipment and property improvements. 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. Due to the pandemic and the current focus being on the retention of small businesses the funds for this project will be reallocated to the historic preservation of the Orange Street School building. This program will remain as a project in the event a small business owner does need the funding for development and if any available funds remain in the other small business programs then we will reallocate the needed funds to this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 jobs. 10 businesses.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod-Income Jobs (LMJ). The Matrix Code is 18A Economic Development: Direct Financial Assistance to For-Profit Business.
18	Project Name	Business Counseling Services: CEED
	Target Area	Citywide-Other
	Goals Supported	EDS-3 Small Business Assistance

	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$40,000
	Description	The Center for Economic Empowerment and Development (CEED) Women Business Center has served the small business community for over nineteen years by assisting persons in all phases of small business development. The center provides counseling to entrepreneurs for starting or expanding a business, assistance writing a business plan, workshops and training, financing and all other types of technical assistance based on the assessed need of a particular client.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	200 businesses.
	Location Description	230 Hay Street, Fayetteville, NC 28301
	Planned Activities	The national objective is Low/Mod-Income Clientele, Job Service Benefit (LMCSV). The Matrix Code is 18B Economic Development: Technical Assistance.
19	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: \$159,498

	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	7 jobs. 7 businesses.
	Location Description	TBD
	Planned Activities	The national objective is Low/Mod-Income Jobs (LMJ). The Matrix Code is 14E Rehabilitation: Publicly or Privately Owned Commercial/Industrial.
20	Project Name	Small Business Retention Grant
	Target Area	Low- and Moderate-Income Areas Citywide-Other Murchison Road Corridor
	Goals Supported	EDS-2 Financial Assistance
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$150,000

	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	15 jobs. 15 businesses.
	Location Description	Citywide
	Planned Activities	The national objective is Low/Mod-Income Jobs (LMJ). The Matrix Code is 18A Economic Development: Direct Financial Assistance to For-Profit Business.
21	Project Name	Job Skills Training Assistance
	Target Area	Citywide-Other
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$15,000

	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 grants.
	Location Description	2201 Hull Road, Fayetteville, NC 28303
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 05H Employment Training.
22	Project Name	Summer Youth Internship
	Target Area	Citywide-Other
	Goals Supported	CDS-3 Public Services
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$25,000

	Description	This program is co-sponsored by the City of Fayetteville, the Public Works Commission, Cumberland County Schools and the Greater Fayetteville Chamber. It includes a partnership with local businesses to provide an internship for at least one youth intern for six weeks. There are many benefits of work-based learning for the student and the employer. Students use internships to determine if they have an interest in a particular career, to create a network and to gain valuable work experience. From an employer's perspective, the commitment to hire one youth creates an opportunity to prepare and train future employees, improve employee retention and increase employer visibility in education. By supporting our youth with a summer job, we are not just helping them, but also investing in the future long-term health of our community.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	8 students sponsored.
	Location Description	433 Hay Street, Fayetteville, NC 28301
	Planned Activities	The national objective is Low/Mod-Income Clientele (LMC). The Matrix Code is 05H Employment Training.
23	Project Name	Community Outreach
	Target Area	Citywide-Other
	Goals Supported	HSS-4 Fair Housing
	Needs Addressed	Housing Priority
	Funding	CDBG: \$75,000

	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	12 other.
	Location Description	TBD
	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.
24	Project Name	Program Administration
	Target Area	Citywide-Other
	Goals Supported	APM-1 Management APM-2 Planning
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$328,432 HOME: \$95,517
	Description	Program administration costs associated with administering the CDBG and HOME activities during the 2020-2021 program year.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	2 other.
	Location Description	433 Hay Street, Fayetteville, NC 28301
	Planned Activities	The Matrix Code is 21A General Program Administration.
25	Project Name	Orange Street School Restoration
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	CDS-2 Community Facilities
	Needs Addressed	Other Special Needs Priority
	Funding	CDBG: \$100,000
	Description	The Orange Street School is the third oldest existing public building located in Fayetteville. It was built in the early 1900's as a school for African American students. The Orange Street School Historic Association plans to reinvigorate the school as an African American History Museum. Repurposed CDBG funds will be made available to assist with the repair costs of this historic building that is located in a low income census tract.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	One public facility will be repaired.
	Location Description	600 Orange Street
	Planned Activities	Provide funds to assist with the restoration of a historic building.

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 years 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	47
Citywide-Other	47
Murchison Road Corridor	6

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The proposed activities and projects for FY 2020 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 2020 CDBG and HOME Activities/Projects are as follows:

- **Homebuyers Education Program** – Citywide
- **Homebuyers Assistance** – Citywide
- **Single Family Housing Dev-CHDO** – Citywide
- **Housing Rehabilitation Program** – Citywide
- **Targeted Area Revitalization** – Low- and Moderate-Income Areas
- **Emergency Rehab-FUM** – Citywide
- **Blight Removal** – Low- and Moderate-Income Areas
- **McArthur Park Apartments II** – McArthur Rd.
- **The Landing at Beaver Creek** – Cliffdale Rd.
- **Homeless Client Assistance** – Citywide
- **Endeavors** – 120 Langdon St.
- **Salvation Army** – 220 E. Russell St.
- **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
- **Summer Youth Internship** – Citywide
- **Community Outreach** – 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 2020:

One Year Goals for the Number of Households to be Supported	
Homeless	24
Non-Homeless	253
Special-Needs	0
Total	277

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	24
The Production of New Units	169
Rehab of Existing Units	60
Acquisition of Existing Units	0
Total	253

Table 59 - 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** – 5 single family houses constructed
- **Housing Rehabilitation Program** – 8 housing units
- **Targeted Area Revitalization** – 2 housing units
- **Emergency Home Repair-FUM** – 50 housing units
- **McArthur Park Apartments II** – 80 households
- **The Landing at Beaver Creek** - 84 households
- **Endeavors** – 24 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** – 50 persons
- **Homebuyer Assistance Program** – 9 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 needs 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 Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Fayetteville, NC. The following goals and objective for the City of Fayetteville's Homeless Strategy have been identified for the five year period of FY 2020 through FY 2024.

- **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.
- **HOM-4 Permanent Supportive Housing** - Promote and assist in the development of permanent supportive housing and services.
- **HOM-5 Shelter Housing** - Support and assist in the development and operations of shelters for persons who are homeless or victims of domestic violence.

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 for Cumberland County in 2019 counted a total of 329 homeless persons and 253 homeless households. Of these, 226 persons, or 68.6%, were unsheltered. There were 73 persons in transitional housing, and 30 persons that were housed in emergency shelter. There were 34 homeless families with children, totaling 107 people, none of which were chronically homeless. There were no unaccompanied youths that were homeless in 2019. Of the 329 homeless people counted, 122 (37.1%) were considered chronically homeless. There were 38 homeless Veterans in 2018, and 33 of the homeless Veterans were unsheltered. This indicates a need for greater outreach and shelter/housing options for these special needs groups.

Families with children – The Point-in-Time count for 2016 identified 19 homeless households with children in Cumberland County, for a total of 29 persons. Numbers were lower in 2017 at 8 homeless households with 14 persons. The homeless households increased in 2018, including 21 homeless households for a total of 37 persons. In 2019, there were 34 homeless households with children, and 107 homeless individuals. This could potentially be attributable to Hurricane Florence and flood damage forcing families out of their home.

Veterans and their families – There are large numbers of Veterans and support systems in place

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, and Volunteers of America. Homeless Veterans often require additional services, with mental health services being the most commonly cited need. The number of homeless Veterans in Cumberland County has increased from 68 in 2016 to 72 in 2017. This population was counted at 71 individuals in 2018.

Unaccompanied youth – Teens aging out of foster care, and young adults in the 18-24 age transition stage are difficult to locate. Many of them are staying with friends and family temporarily, but are technically homeless. Unaccompanied youth may also move between different shelters. There were 20 unaccompanied youth counted in the 2016 Point In Time count; 10 unaccompanied youth counted in 2017; and 25 unaccompanied youth counted in 2018. There were no unaccompanied youth counted in 2019 for Cumberland County.

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

The Point-in-Time count for 2018 counted 73 homeless households with children in Cumberland County, and 139 households without children. There were 34 households with 107 children in 2019. Of these households, 16 children were unsheltered.

Emergency Shelters for families are run by the Salvation Army, Hope Center, Life Matters, and Family Promise. There are additional emergency shelters targeted toward men (Operation Inasmuch) and women (Hope Center and Day Resource Center). 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 has beds for veterans alongside its family shelter beds. Volunteers of America conducts job and employment training for veterans, targeted toward female homeless veterans. Veteran Services of the Carolinas also serves 40 veterans through an HPRP grant. The number of beds provided for homeless

people in the area include:

- Homeless Families – 56 beds
- Chronically Homeless – 6 beds
- Homeless Veterans – 127 beds

Some additional emergency shelters and transitional housing programs are put in place for weather events. Members of the CoC, including Salvation Army and True Vine Ministries' Hope Center operate a "White Flag" shelter for weather amnesty in the cold. Additional programs have been created to address those displaced by Hurricane Florence, 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 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 increased from 25 in 2016, to 31 in 2017, and 33 in 2018. This could be caused by a variety of factors, 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 Hope Center for women discharged from hospitals and 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.

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

Not Applicable.

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

During its FY 2020 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 downpayment 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 the Five Year Consolidated 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.

- **HSS-6 Rental Assistance** - Provide funds for tenant based rental assistance to make housing affordable to low- and moderate-income persons and families through the FMHA.

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 is designating a Neighborhood Revitalization Strategy Area along the Murchison Road Corridor, and will be targeting resources for housing development toward this area. The City will be pursuing a Choice Neighborhoods Initiative Grant 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	74,009
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:	74,009

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.

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.

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 Kingdom CDC. 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.

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. 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.

The City of Fayetteville and Cumberland County both receive HOME funds. For this reason, the City of Fayetteville does not participate in a HOME Consortium.

Appendix - Alternate/Local Data Sources

1	Data Source Name HUD CHAS 2007-2011 Census Data
	List the name of the organization or individual who originated the data set. HUD CHAS 2007-2011 Census Data for the City of Fayetteville

	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
2	<p>Data Source Name Fayetteville Metropolitan Housing Authority</p>
	<p>List the name of the organization or individual who originated the data set. Fayetteville Metropolitan Housing Authority</p>
	<p>Provide a brief summary of the data set. Total number of public and assisted housing units in Fayetteville.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
3	<p>Data Source Name 2012-2016 CHAS Data</p>
	<p>List the name of the organization or individual who originated the data set. HUD</p>
	<p>Provide a brief summary of the data set. HUD Housing Affordability Data using 2012-2016 ACS estimates</p>

	<p>What was the purpose for developing this data set? HUD data set to determine housing affordability</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2016</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
4	<p>Data Source Name 2012-2016 ACS</p> <p>List the name of the organization or individual who originated the data set. US Census Bureau</p> <p>Provide a brief summary of the data set. 2012-2016 ACS Five Year Estimates</p> <p>What was the purpose for developing this data set? Annual ACS Five Year Estimates for demographics and housing</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 5 years</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
5	<p>Data Source Name HUD 2019 FMR and HOME Rents</p> <p>List the name of the organization or individual who originated the data set. HUD</p> <p>Provide a brief summary of the data set. HUD Fair Market Rents</p> <p>What was the purpose for developing this data set? Determine housing affordability for an MSA based on area median income</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Comprehensive</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>2019 Vacant Units</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>RealtyTrac, Zillow, and real estate listing composite.</p>
	<p>Provide a brief summary of the data set.</p> <p>A composite of RealtyTrac, Zillow, and real estate listings</p>
	<p>What was the purpose for developing this data set?</p> <p>Determine the number of vacant properties that were bank-owned</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Concentrated to Fayetteville</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>