

**FAYETTEVILLE CITY COUNCIL
AGENDA
REGULAR MEETING
APRIL 26, 2010
7:00 P.M.**

VISION STATEMENT

**The City of Fayetteville
is a GREAT PLACE TO LIVE with
a choice of DESIRABLE NEIGHBORHOODS,
LEISURE OPPORTUNITIES FOR ALL,
and BEAUTY BY DESIGN.**

**Our City has a VIBRANT DOWNTOWN,
the CAPE FEAR RIVER to ENJOY, and
a STRONG LOCAL ECONOMY.**

**Our City is a PARTNERSHIP of CITIZENS
with a DIVERSE CULTURE and RICH HERITAGE,
creating a SUSTAINABLE COMMUNITY.**



FAYETTEVILLE CITY COUNCIL
AGENDA
APRIL 26, 2010
7:00 P.M.
City Hall Council Chamber

1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 APPROVAL OF AGENDA

5.0 ANNOUNCEMENTS AND RECOGNITIONS

- ❖ Oath of Office Administered to Robert A. Massey, Jr. (District 3) by Judge Ed Pone

6.0 CONSENT

- 6.1 City Attorney - Request for Legal Representation in the Matter of *David Houp v. City of Fayetteville Police Department, et al.*
- 6.2 Community Development - Approve 2010-2015 Consolidated Plan and 2010-2011 Annual Action Plan
- 6.3 Development Services (Planning & Zoning Division) - Case No. P10-07F. The rezoning of the property located at 6402 Yadkin Road from P2 Professional district to C1 Commercial District. David J & Pamela Harsant owners
- 6.4 Development Services (Planning & Zoning Division) - Case No. P10-08F. The rezoning of the property located at 2601 Lone Pine Drive from R15 Residential District to R6 Residential District. Carolina Conference Association of Seventh-day Adventist owners
- 6.5 Development Services (Planning & Zoning Division) - Case No. P10-09F. The rezoning of the property located at 1036, 1040, 1042, 1044 Bragg Blvd. from R5 Residential & C1 and C3 Commercial Districts to C3 Commercial District. Ron & Sharon Mathews owners

7.0 PUBLIC HEARINGS

For certain issues, the Fayetteville City Council may sit as a quasi-judicial body that has powers resembling those of a court of law or judge. The Council will hold hearings, investigate facts, weigh evidence and draw conclusions which serve as a basis for its decisions. All persons wishing to appear before the Council should be prepared to give sworn testimony on relevant facts.

- 7.1 Development Services (Planning & Zoning Division) – **Appeal of Denial by Zoning Commission** Case No. P10-10F. The rezoning of the property located at 6303 Denver Drive from R6 Residential District to C1A Commercial District. B & M of Bingham, Inc. owners

Presenter: Craig M. Harmon, Planner II

- 7.2 Development Services (Planning & Zoning Division) - Case No. P10-11F. The issuing of a **Special Use Permit** for the expansion of a Medical Office on property located at 1811 and 1815 Fort Bragg Road. Alpha Omega Holdings, LLC owners

Presenter: Craig M. Harmon, Planner II

- 7.3 Development Services (Planning & Zoning Division) - Public Hearing for Voluntary Petition Requesting Annexation - Avis Budget Car Wash at 3261 Doc Bennett Road

Presenter: Marsha Bryant, Planner

- 7.4 Development Services (Planning & Zoning Division) - Public Hearing for Voluntary Petition Requesting Annexation - Watkins Property at 1645 McArthur Road

Presenter: Marsha Bryant, Planner

- 7.5 Development Services (Planning & Zoning Division) - Consider an amendment to City Code Chapter 30-Zoning to set standards and guidelines for child care facilities considered as a Special Use in a residential zoning district

Presenter: Karen Hilton, Planning & Zoning Division Manager

- 7.6 Development Services (Planning & Zoning Division) - An amendment to City Code Chapter 30 - Zoning to allow fencing in certain side yard areas subject to allowed materials and height standards

Presenter: Karen Hilton, Planning & Zoning Division Manager

- 7.7 Special Projects - Multi-Modal Transportation Center Public Hearing

Presenter: Craig Hampton, Special Projects/ Doug Hewett, Assistant City Manager

8.0 OTHER ITEMS OF BUSINESS

8.1 Parks and Recreation - Naming of Festival Park Bridge in honor of Renee Burke

Presenter: J. D. Pone, FCPR Advisory Commission Chairperson

8.2 Appointment Committee - Presentation of Recommendations for Board/Commission Appointments

Presented By: Bobby Hurst, City Council Member

9.0 ADMINISTRATIVE REPORTS

9.1 Finance-Tax Refunds Of Less Than \$100

9.2 City Clerk - Monthly Statement of Taxes for March 2010

10.0 ADJOURNMENT

CLOSING REMARKS

POLICY REGARDING NON-PUBLIC HEARING AGENDA ITEMS

Anyone desiring to address the Council on an item that is not a public hearing must present a written request to the City Manager by 10:00 a.m. on the Wednesday preceding the Monday meeting date.

POLICY REGARDING PUBLIC HEARING AGENDA ITEMS

Individuals wishing to speak at a public hearing must register in advance with the City Clerk. The Clerk's Office is located in the Executive Offices, Second Floor, City Hall, 433 Hay Street, and is open during normal business hours. Citizens may also register to speak immediately before the public hearing by signing in with the City Clerk in the Council Chamber between 6:30 p.m. and 7:00 p.m.

POLICY REGARDING CITY COUNCIL MEETING PROCEDURES SPEAKING ON A PUBLIC AND NON-PUBLIC HEARING ITEM

Individuals who have not made a written request to speak on a nonpublic hearing item may submit written materials to the City Council on the subject matter by providing twenty (20) copies of the written materials to the Office of the City Manager before 5:00 p.m. on the day of the Council meeting at which the item is scheduled to be discussed.

**COUNCIL MEETING WILL BE AIRED
APRIL 26, 2010 - 7:00 PM
COMMUNITY CHANNEL 7**

**COUNCIL MEETING WILL BE RE-AIRED
APRIL 28, 2010 - 10:00 PM
COMMUNITY CHANNEL 7**

Notice Under the Americans with Disabilities Act (ADA): *The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City's services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Any person who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in any City program, service, or activity, should contact the office of Ron McElrath, ADA Coordinator, at rmcelrath@ci.fay.nc.us, 910-433-1696, or the office of Rita Perry, City Clerk at cityclerk@ci.fay.nc.us, 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.*

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Karen M. McDonald, City Attorney
DATE: April 26, 2010
RE: **City Attorney - Request for Legal Representation in the Matter of *David Houp v. City of Fayetteville Police Department, et al.***

THE QUESTION:

Whether to authorize the request for legal representation.

RELATIONSHIP TO STRATEGIC PLAN:

More Efficient City Government - Cost Effective Services Delivery

BACKGROUND:

Pursuant to N.C.G.S. § 160A-197, Tom Bergamine, Chief of Police; Dale Iman, City Manager, and Stacy Swinton, Police Officer, have requested legal representation in the matter of David Houp v. City of Fayetteville Police Department, et al. All were operating within the scope and course of their employment at the time the alleged incident occurred in the complaint.

ISSUES:

None

OPTIONS:

1. Authorize the request for legal representation.
2. Reject the request for legal representation.
3. Provide additional direction to staff.

RECOMMENDED ACTION:

Staff recommends that Council authorize the City to provide legal representation for Tom Bergamine, Dale Iman, and Stacy Swinton in the matter of *David Houp v. City of Fayetteville Police Department, et al.*

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Victor D. Sharpe, Community Development Director
DATE: April 26, 2010
RE: **Community Development - Approve 2010-2015 Consolidated Plan and 2010-2011 Annual Action Plan**

THE QUESTION:

Does the 2010-2015 Consolidated Plan and 2010-2011 Annual Action Plan meet the national objectives set by HUD and address the priority housing, community development, economic development and homeless needs of the City?

RELATIONSHIP TO STRATEGIC PLAN:

More Attractive City - Clean and Beautiful; Revitalized Downtown - A Community Focal Point; Growing City, Livable Neighborhoods - A Great Place to Live and Greater Tax Base Diversity - Strong Local Economy

BACKGROUND:

- The City's Consolidated Plan is a comprehensive plan addressing the City's housing, homeless, community development and economic development needs for the next five years.
- The plan contains goals, objectives and implementing strategies for each of the priority areas.
- The plan also includes an annual action plan describing the activities to be funded and implemented during the 2010-2011 program year.
- The Consolidated Plan is based on community needs derived from citizen participation, agency consultation and staff analysis.
- In an effort to provide citizens an opportunity to participate in the process of developing the plan, six citizen participation meetings were held in various locations throughout the City.
- A staff public hearing was held on February 25, 2010 and the Fayetteville Redevelopment Commission held a public hearing on April 15, 2010.
- A draft copy of the plan was made available in various locations for review and comment beginning April 6-May 5, 2010.
- The Fayetteville Redevelopment Commission (FRC) voted to recommend approval of the Consolidated Plan and Annual Action Plan.

ISSUES:

- Since the City Council Work Session, the budget for the Annual Action Plan was amended and approved by the Fayetteville Redevelopment Commission.
- The changes for the Funding Sources include: An increase in the amount of prior year program income (\$75,800); a decrease in the City's match from the general fund for the HOME grant (\$22,341); and the removal of \$45,501 coming from the general fund for the repayment of a portion of the current Section 108 Loan for the Capitol Project.
- Changes in the proposed activities and expenditures includes funding for Open Arms Community Church in the amount of \$10,000 to provide services to the homeless.

OPTIONS:

Approve proposed plan.
Modify proposed plan.

RECOMMENDED ACTION:

Approve the 2010-2015 Consolidated Plan and 2010-2011 Annual Action Plan.

ATTACHMENTS:

2010-2015 Consolidated Plan and 2010-2011 Annual Action Plan



2010-2015 CONSOLIDATED PLAN
2010-2011 One-Year Action Plan

City of Fayetteville
433 Hay Street
Fayetteville, North Carolina 28301
(910) 433-1590
www.cityoffayetteville.org

CITY OF FAYETTEVILLE, NORTH CAROLINA

2010-2015 CONSOLIDATED PLAN

**COMMUNITY DEVELOPMENT BLOCK GRANT
AND
HOME INVESTMENT PARTNERSHIP PROGRAM**

Mayor & City Council

Anthony G. Chavonne, Mayor
Darrell J. Haire, Mayor Pro Tem, District 4
Keith A. Bates, Sr., District 1
Kady-Ann Davy, District 2
Robert A. Massey, Jr., District 3
Robert Thomas Hurst, Jr., District 5
William Joseph Leon Crisp, District 6
Valencia A. Applewhite, District 7
Theodore W. Mohn, District 8
Wesley A. Meredith, District 9

Fayetteville Redevelopment Commission

Charnell Green, Chairman
Carlos Swinger, Vice Chairman
Steven Barnard
Brook Browning
Cassandra Haire
Dineen Morton
Lynne Vick

City Manager
Dale Iman

Assistant City Managers

Kristoff Bauer and Doug Hewitt

Community Development Director

Victor D. Sharpe

**COMMUNITY DEVELOPMENT DEPARTMENT
433 HAY STREET
FAYETTEVILLE, NC 28301
www.cityoffayetteville.org
910-433-1590**

Executive Summary

The City of Fayetteville's Consolidated Plan is a comprehensive plan addressing the City's housing, homeless, community development, and economic development needs for the five-year period 2010-2015. The plan consists of goals, measurable objectives, and implementing strategies for each of the plan's elements. The plan also includes a One-Year Action Plan program describing the activities to be funded or implemented in the 2010-2011 program year. Also included are the appropriate forms required by the US Department of Housing and Urban Development.

The Consolidated Plan is based on community needs derived from citizen participation, agency consultation and input; staff analysis; recommendations of the Fayetteville Redevelopment Commission; and direction and guidance from the City Council. The 2010-2015 Consolidated Plan builds on existing plans and programs already in place and approved by City Council. The Consolidated Plan is organized and focused on four community priority needs, which includes housing, homelessness, community development and economic development. The 2010-2015 Consolidated Plan continues many of the goals and objectives of the previous consolidated plan. The accompanying One-Year Action Plan is similarly organized and presented.

The plan complies with regulations issued by the U.S. Department of Housing and Urban Development (HUD). HUD requires entitlement communities such as Fayetteville, to consolidate its planning, application, and reporting requirements for HUD programs including the Community Development Block Grant (CDBG) and the HOME Investment Partnership grant programs. This plan must be updated each year, reviewed and recommended by the Fayetteville Redevelopment Commission and adopted by City Council and submitted to HUD 45 days prior to the beginning of the City's fiscal year.

Housing

The following are the core goals that have been identified to address the City's priority housing needs:

1. Improve the condition of the low-income housing stock.
2. Increase the supply of affordable housing.
3. Increase homeownership opportunities.

Economic Development

The following are the core goals that have been identified to address economic development needs of the City:

1. Recruit and develop local businesses.
2. Attract businesses to the downtown plan area and redevelopment plan areas.
3. Retain local businesses in the downtown plan area and redevelopment plan areas.
4. Support economic development activities that create jobs and expand the City's tax base.

5. Identify redevelopment projects that will eliminate blighted commercial properties within the Murchison Rd., HOPE VI, Fayetteville Renaissance Plan and other redevelopment plan areas.

Community Development

The following are the core goals that have been identified to address community development needs of the City:

1. Offer training programs that develop job skills to help low to moderate-income persons improve their earning potential.
2. Continue to improve neighborhood accessibility to various human services.
3. Continue to provide support to the City's efforts to extend water and sewer to newly annexed areas, pave remaining unpaved streets within the City limits, and various community improvements.
4. Provide support in the implementation of the recommendations in the City's redevelopment plans.
5. Provide programs for the youth and seniors in low-moderate income areas.
6. Help foster neighborhood pride in low-moderate income areas of the City of Fayetteville.

Homeless

The following are the core goals that have been identified to address the homeless needs of the City:

1. Implement the priorities of the 10-Year Plan to End Homelessness.
2. Provide support to homeless services and programs.
3. Support of a homeless tracking system throughout the continuum of care.
4. Collaborate with local human services agencies to develop programs designed to break the cycle of homelessness.

One-Year Action Plan

This section of the Plan describes how 2010 CDBG, HOME and other funding sources will be used during the year to address the City's housing, economic development, community development and homelessness goals and objectives.

Public Comment on the 2010-2015 Consolidated Plan

The City publicly advertised that draft copies of the proposed 2010-2015 Consolidated Plan would be available for public comment. The period of public comment on the City's Consolidated Plan is scheduled for 30 days. The comment period started on April 6, 2010 and will end on May 5, 2010. The Consolidated Plan is being made available for public inspection at the City's neighborhood resource centers, all local branches of the public library, all of the City's recreation centers and the offices of the Community Development Department and the Human Relations Department.

Adoption

The 2010-2015 Consolidated Plan, including the 2010-2011 One Year Action Plan, was presented to the Fayetteville Redevelopment Commission at a public hearing on April 15, 2010. The FRC recommended approval. City Council was given an update on the plan on April 6, 2010. The plan is scheduled for consideration for adoption by City Council on April 26, 2010.

PLANNING PROCESS

Citizen Participation

The City of Fayetteville's community development planning process is designed to encourage maximum citizen participation and input in the development of the consolidated plan. City staff conducted citizen participation meetings in six locations throughout the City. Meeting sites were strategically located in areas that either had concentrations of low to moderate-income persons or were near project sites that might impact the surrounding community. In this manner, bringing the forum to the community encouraged citizen participation. The meetings were advertised through direct mailings, flyers and the local newspaper. Meetings were scheduled as follows:

- January 7, 2010 Massey Hill Recreation Center
- January 12, 2010 Bal Perazim Christian Church
- January 14, 2010 Smith Recreation Center
- January 19, 2010 Cliffdale Recreation Center
- January 21, 2010 Good Hope Missionary Baptist Church
- January 26, 2010 Friendship Missionary Baptist Church

During these meetings City staff made presentations on the Consolidated Planning process, reviewed HUD national objectives, discussed community development activities, programmatic information and reviewed the action plan schedule of events. This format ensured that citizens would be better informed on how community development funds had been used and the impact on the community and provides them with necessary information about the City's Consolidated Plan. A summary of the citizen comments is included on page 104.

Public Hearings

Two official public hearings are held on the Consolidated Plan. City staff held the first hearing on February 25, 2010 at 7:00 p.m. in the Council Chambers at City Hall. This meeting was held after all of the citizen participation meetings had been held. The meeting was advertised in the Fayetteville Observer, on February 15, 2010. This meeting afforded an opportunity for City staff to publicly summarize and review citizen input gathered from throughout the community.

The Fayetteville Redevelopment Commission held the second public hearing on April 15, 2010 at 7:00 p.m. in the Council Chambers at City Hall. The meeting was advertised in the Fayetteville Observer on April 6, 2010. The proposed Consolidated Plan was publicly presented to the Fayetteville Redevelopment Commission for their approval and recommendation to City Council. The Commission unanimously approved the plan and recommended it to City Council.

Lead Agency

The City of Fayetteville Community Development Department serves as lead agency in coordinating the preparation of the Consolidated Plan.

Consultation with agencies and adjoining jurisdictions

The City of Fayetteville Community Development Department consulted with the Cumberland County Community Development Department. Jointly the two departments consulted with several County agencies during the planning process of the Consolidated Plan. These agencies include Cumberland County Mental Health, Cumberland County Department of Social Services, Cumberland County Work Force Development, Cumberland County Health Department and the Fayetteville Metropolitan Housing Authority. The City also consulted with its Development Services Department and the Fayetteville Cumberland County Human Relations Department.

Cumberland County is an entitlement jurisdiction and they serve as lead agency of the HOME consortium with the other municipalities in the county such as the Town of Hope Mills, the Town of Spring Lake, Falcon, Godwin and Wade.

The City and County jointly funded a consultant (WFN, Inc.) to prepare its housing needs assessment, market analysis and analysis of impediments to fair housing. This arrangement provided for a great collaborative opportunity for both jurisdictions.

Consultation with the Fayetteville Metropolitan Housing Authority

The City consulted with the Fayetteville Metropolitan Housing Authority (FMHA) to seek opportunities for collaboration and problem solving to achieve community goals.

The City is currently partnering with FMHA with the revitalization of the Old Wilmington Road Community in a HOPE VI Revitalization project. The Fayetteville Metropolitan Housing Authority was awarded a HOPE VI Revitalization Grant in the amount of \$20 million dollars in March 2008. The grant, part of approximately \$113 million in public and private funds, will be used to help in the revitalization of the Old Wilmington Road area in downtown Fayetteville. The grant will support the redevelopment of two public housing developments, Campbell Terrace and Delona Gardens, with modern housing that reflects the architecture of Fayetteville and seamlessly blends the residential and natural environments with the urban center. The 249 units of distressed public housing at Delona Gardens and Campbell Terrace will be

replaced with 747 mixed-income rental and homeownership dwellings. It includes 223 units to be built on the current public housing site and an additional 399 units built on other vacant sites in the Old Wilmington Road community. Another 125 units will be built in greater Fayetteville. Working families and elderly citizens will have a variety of new accommodation choices including single-family homes, townhouses, senior cottages, walk-up apartments and a senior complex.

COMMUNITY DEVELOPMENT PROGRAMS

Community Development Block Grant

The Community Development Block Grant (CDBG) Program is HUD's primary program for promoting community revitalization throughout the country. CDBG funds are used for a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services.

The CDBG program is authorized under Title I of the Housing and Community Development Act of 1974, as amended. The primary objective of the program is the development of viable urban communities. The CDBG program is designed to provide, principally for low to moderate-income persons decent housing, a suitable living environment, and expanded opportunities. To achieve these goals, the CDBG regulations outline eligible activities and the national objectives that each activity must meet.

The CDBG projects and activities presented in the City's 2010-2015 Consolidated Plan must meet one of the three broad national objectives found in the CDBG regulations. The CDBG national objectives are listed below.

- To benefit low and moderate income persons;
- To aid in the prevention or elimination of slums or blight; and
- To meet community development needs to meet a particular urgency.

The City is responsible for assuring that each eligible activity conducted under the CDBG program meets one of these national objectives.

HOME Investment Partnership

The HOME Investment Partnerships (HOME) program affirms the Federal Government's commitment to provide decent, safe, and affordable housing to all Americans and to alleviate the problems of excessive rent burdens, homelessness, and deteriorating housing stock. HOME provides funds and general guidelines to State and local governments to design affordable housing strategies that address local needs and housing conditions. HOME strives to meet both the short-term goal of increasing the supply and availability of affordable housing and the long-term goal of building partnerships between State and local governments and private and nonprofit housing providers.

HOME was created by the National Affordable Housing Act of 1990 and has been amended several times by subsequent legislation. HOME funds are allocated by formula to grantees to operate the program. Grantees must commit and spend their allocated funds within certain time-frames or they lose the funds.

The HOME projects and activities presented in the City's 2010-2015 Consolidated Plan must meet one of the two national objectives found in the HOME regulations. The HOME program national objectives are listed below.

- To expand the supply of decent, safe, sanitary and affordable housing; and
- To strengthen public private partnerships.

The City is responsible for assuring that each eligible activity conducted under the HOME program meets one of these national objectives. The national objectives for these two programs are the foundation for the City's Consolidated and One year Action Plans.

Reports on Progress

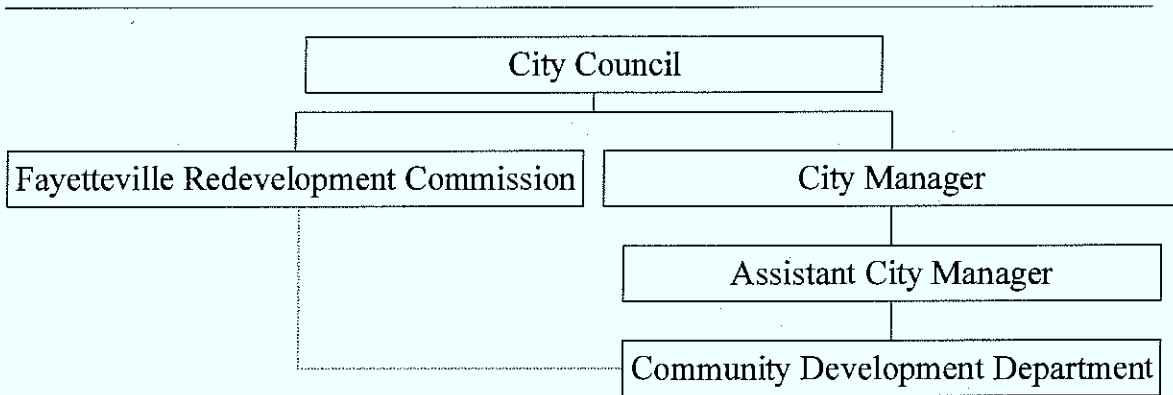
The City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) that informs citizens on the use of the City's Community Development Entitlement funds and their impact in the community. Additionally, HUD makes regular visits to the City to assess and evaluate local programs and practices. The City's Community Development staff provides quarterly reports to the Fayetteville Redevelopment Commission.

COMMUNITY DEVELOPMENT DEPARTMENT

Mission Statement

The Community Development Department is committed to providing quality service and opportunities to citizens in need of decent, safe and affordable housing; creating positive economic development situations resulting in job opportunities for low to moderate-income persons and expansion of the tax base.

The Community Development Department administratively supports the activities of the Fayetteville Redevelopment Commission. The organizational relationship of the Fayetteville Redevelopment Commission to the City is presented in the organizational chart below.



On December 28, 1977, the Fayetteville City Council appointed the Fayetteville Redevelopment Commission as the primary citizen participation mechanism, most specifically, for projects planned and implemented through the City's Community Development Block Grant and HOME programs. The Fayetteville Redevelopment Commission formulates and recommends policy to the Council on housing and community and economic development issues with emphasis on older, declining lower income neighborhoods; and plans and implements the City's Community Development programs. The Fayetteville Redevelopment Commission members are listed below.

Fayetteville Redevelopment Commission

Steven Barnard
Brook Browning
Charnell Green
Cassandra Haire

Dineen Morton
Carlos Swinger
Lynn Vick

The department staffing level is ten (10) full time positions and four (4) part-time. The department also utilizes the services of senior aides through Work Force Development, and volunteers to accomplish department goals and provide employment enhancing and enriching experiences for the participants.

Primary Functions

The primary functions of the department are as follows:

- Administer the CDBG and HOME programs;
- Develop programs and facilitate activities consistent with national objectives;
- Manage programs to ensure compliance;
- Gather and analyze information to develop recommendations for programs/activities;
- Manage the City's Neighborhood Resource Center network (3 NRCs);

-
- Develop, recommend and implement economic development programs and strategies to attract community investment and expand the tax base;
 - Advocate and facilitate activities by other groups/individuals to fulfill community objectives;
 - Expansion of affordable housing, individual investors and Community Housing Development Organizations (CHDOs);
 - Promotion of capacity building and economic development;
 - Support activities of community organizations;
 - Maintain, coordinate and support the activities of the Fayetteville Redevelopment Commission under the direction of the Community Development Director;
 - Keep the Commission informed of all CDBG/HOME grant and redevelopment activities;
 - Provide technical and analytical support;
 - Process and review requests for assistance;
 - Develop, recommend and implement programs to increase homeownership opportunities to improve the condition of the City's housing stock, and to alleviate the financial burden of City services provided to low to moderate income household; and
 - Provide a liaison with other agencies, organizations and City Departments.
The Community Development Department is structured to enhance service delivery and improve its effectiveness to implement the strategies and activities arising from its mission statement.

HOUSING

According to the recently conducted housing study, approximately 40% of all households in both Cumberland County and the City of Fayetteville have household incomes at \$35,000 or less or at a median income of around \$26,735. Therefore, the current study still reveals that thousands of households in our area remain poor or nearly poor, and continue to experience housing problems. The wages of these very low to extremely low income households continue to be a major barrier to affordable housing. In addition, the current unemployment rate is at 12%, being the highest amongst the protected classes (females and minorities) which also affect the protective classes' ability to be adequately housed. See the chart below referencing our area's labor force which indicates that of the 52,253 unemployed civilians in our area, 57% are women vs. 43% males and 60% are minorities vs. 40% white civilian labor.

Labor Force Characteristics	City of Fayetteville		County Outside City		Cumberland County	North Carolina
	Total	%	Total	%	%	%
Total Civilian Labor	52,253	100	68,419	100	100	100
Employed	46,173	88.4	64,164	93.8	91.4	94.7
Unemployed	6,080	11.6	4,255	6.2	8.6	5.3
Male Civilian Labor	24,305	100	33,561	100	100	100
Employed	21,669	89.2	31,767	94.7	92.3	95.1
Unemployed	2,636	10.8	1,794	5.3	7.7	4.9
Female Civilian Labor	27,948	100	34,858	100	100	100
Employed	24,504	87.7	32,397	92.9	90.6	94.2
Unemployed	3,444	12.3	2,461	7.1	9.4	5.8
White Civilian Labor	25,815	100	42,575	100	100	100
Employed	23,733	91.9	40,711	95.6	94.2	96.1
Unemployed	2,082	8.1	1,864	4.4	5.8	3.9
Nonwhite Civilian Labor	26,363	100	25,789	100	100	100
Employed	22,365	84.8	23,402	90.7	87.8	90.4
Unemployed	3,998	15.2	2,387	9.3	12.2	9.6
Hispanic Civilian Labor	2,376	100	3,753	100	100	100
Employed	2,116	89.1	3,401	90.6	90	91.8
Unemployed	260	10.9	352	9.4	10	8.2

The City of Fayetteville's current population is 207,352 with over one third of all households in our area experiencing some type of housing problem. Households considered to have a housing problem are those without a complete kitchen or bathroom, contain more than one person per room, and/or pay more than 30% of their income to cover housing expenses. Housing problems are greatest amongst larger families and lowest amongst the elderly (23% for elderly compared to 58% for all other households). Most affordable housing units developed are one or two bedroom rental units that do not accommodate larger families, causing them to be the largest group that is cost burdened as they rent or purchase larger more expensive dwellings.

As housing problems are assessed in general, housing rehabilitation and rental assistance appear to be significant needs of all low-income households (0-80% of Median Family Incomes (MFI)). While many low-income and/or members of the protective classes may have a multitude of problems, the most common housing issue is being cost burdened with rent that over stretches a household's budget. The current housing study states that approximately 42% of renters have gross rents 35% or more of their household income. However, while housing rehabilitation funding may assist with the repairs and upgrades of units, it would not impact the degree of cost burden for anyone.

The lower the income, the higher the cost burden is in retaining and maintaining housing. This in turn leads to credit problems that make it difficult to contemplate buying a home, even if income increases to a level that would make that possible. Other contributing factors in preventing low to moderate income persons in owning a home are down payment and closing cost requirements, and little new construction at the affordable end of the price scale within the city limits of Fayetteville. Only a small fraction of homebuyers in the city are low to moderate income.

The retail trade is the largest employer by industry in the region and the accommodation and food services industry is the third largest employer.

Housing Needs of Lower Income Households (HUD Table 1C)

Income Category by Housing Problem	Renters					Owners				
	Elderly	Small Families	Large Families	All Others	Total	Elderly	Small Families	Large Families	All Others	Total
0 - 30% of MFI	723	1,735	378	1,350	4,186	856	379	93	284	1,612
% with Any Housing Problem	63%	78%	88%	71%	74%	83%	87%	100%	47%	79%
% Cost Burdened	61%	76%	80%	70%	72%	82%	87%	96%	46%	77%
% Extremely Cost Burdened	37%	69%	69%	56%	59%	57%	80%	96%	41%	62%
>30 - 50% of MFI	404	1,385	229	939	2,957	748	459	87	164	1,458
% with Any Housing Problem	55%	83%	76%	81%	78%	55%	85%	100%	79%	70%
% Cost Burdened	55%	78%	56%	81%	74%	55%	85%	89%	79%	69%
% Extremely Cost Burdened	22%	29%	28%	39%	31%	32%	64%	79%	64%	49%
>50 - 80% of MFI	295	2,270	443	1,599	4,607	1,219	1,304	235	559	3,317
% with Any Housing Problem	48%	48%	65%	57%	53%	40%	75%	72%	62%	60%
% Cost Burdened	44%	43%	25%	56%	46%	40%	73%	51%	61%	57%
% Extremely Cost Burdened	10%	2%	0%	6%	4%	18%	21%	9%	24%	20%
Total	1,422	5,390	1,050	3,888	11,750	2,823	2,142	415	1,007	6,387

Source: HUD CHAS Table 1C

Housing & Homeless Needs Assessment

The 2000 U.S. Census reported approximately 134,716 housing units in Cumberland County, a 20.4% increase since the 1990 Census. Currently, it is estimated that there are 53,565 units in the Fayetteville with the most common type of housing being single-family detached units. In the more densely populated City of Fayetteville, there are a larger number of multi-family units. Within the County, mobile homes make up a significant portion of the housing stock, comprising 12.9% of the total housing units.

In 1990, there were 6,860 vacant units in Cumberland County and 11,067 in 2000. The 2006-2008 ACS estimates there are 15,870 vacant units, for a total of 11.8% of the total housing market. This is up 43% from 2000 where the vacancy rate was 9.3%.

There are 71,506 owner-occupied housing units in Cumberland County, which is 60.1% of the 118,846 occupied units. This reflects an increase over the 2000 rate of 59.9%. In the City of Fayetteville, 57.6% of the occupied units are owner-occupied, up from 53.3% in 2000.

The median value of owner-occupied housing in Cumberland County is \$111,600, an increase of 31.4% over the median value of \$84,900 in 2000. The median value of owner-occupied housing in the City of Fayetteville is \$112,000, an increase of 28.4% over the median value of \$87,200 in 2000.

Housing values in Cumberland County continue to rise and the Fayetteville Association of Realtors reports that the average sales price for an existing home in 2009 for Cumberland County was \$156,251. The average sales price for a newly constructed unit in 2009 was \$200,999. The Association reports that existing homes were purchased for an average sales price of \$130,673.

In Cumberland County there are 47,340 renter-occupied units. The City of Fayetteville has 30,540. The FY 2010 Cumberland County Fair Market Rent as determined by HUD is:

- Efficiency: \$580
- One-Bedroom: \$627
- Two-Bedroom: \$700
- Three-Bedroom: \$994
- Four-Bedroom: \$1,176

The following tables provide a detailed overview on housing occupancy, tenure, median value, and median gross rent in Cumberland County according the 2008 Census Estimates.

The Table below shows housing tenure in Cumberland County in 2000 by race of the household and for Hispanic households.

- White households and Native American households own their housing units at a higher rate than all households in Cumberland County. Minorities other than Native Americans, own their units at lower rates than all households in Cumberland County.
- Minority households in the County outside of Fayetteville have higher rates of home ownership than minority households in the City. In fact, the minority households outside the City have rates of home ownership that are higher than minority households State-wide.
- The rate of home ownership among minority households in the City are lower than the rate of home ownership by minority households State-wide.

Housing Occupancy, Tenure, Median Value, and Median Gross Rent – 2000

	City of Fayetteville				Co. Outside City				Cumberland Co. % Owner Occupied	North Carolina % Owner Occupied
	Owner Occupied		Renter Occupied		Owner Occupied		Renter Occupied			
	Total	%	Total	%	Total	%	Total	%		
White	15,581	60.6	10,121	39.4	25,298	68.7	11,528	31.3	65.4	75.1
Black	8,731	45.1	10,632	54.9	10,128	58.2	7,270	41.8	51.3	52.6
Am. Ind., Eskimo	302	54.4	253	45.6	852	72.7	320	27.3	66.8	69.6
Asian, Pacific Islander	485	53.7	419	46.3	518	60.9	333	39.1	57.2	50.9
Other Race	342	33.1	691	66.9	671	41.4	948	58.6	36.1	29.2
Two or More Races	368	42.1	507	57.9	472	44.5	588	55.5	6.7	46.0
Total	25,809	53.3	22,623	46.7	37,939	64.4	20,987	35.6	59.9	69.4
Hispanic Origin Any Race	902	38.5	1,442	61.5	1,513	43.6	1,956	56.4	41.5	31.5

Source: U.S. Bureau of the Census

GCT-T9-R: Housing Units (geographies ranked by estimate-Top 10)													
Data Set: 2008 Population Estimates													
Geographic Area: North Carolina - County													
Rank	Geographic area	Housing Unit Estimates										Estimates	Census
		July	July	July	July	July	July	July	July	July	July	Base	2000
		1,2008	1,2007	1,2006	1,2005	1,2004	1,2003	1,2002	1,2001	1,2000	April	April	
		1,2000	1,2000								1,2000	1,2000	
	Carolina	201,378	125,727	103,881	945,265	862,245	790,167	714,357	633,212	543,219	3,522,341	1,523,944	
	COUNTY												
1	Mecklenburg County	403,304	390,330	372,944	360,322	348,227	336,800	324,334	310,776	296,353	292,755	292,780	
2	Wake County	353,143	339,757	325,514	314,137	302,544	292,909	283,987	273,076	261,040	258,956	258,953	
3	Guilford County	213,526	210,023	205,169	200,625	196,085	192,795	188,513	184,138	181,218	180,391	180,391	
4	Forsyth County	154,847	152,237	149,563	146,750	143,839	141,385	138,713	136,636	133,795	133,094	133,093	
5	Cumberland County	136,947	135,191	132,138	128,772	126,030	124,466	122,182	120,820	118,869	118,424	118,425	
6	Durham County	117,884	116,017	113,193	110,905	108,119	105,297	102,480	98,890	96,138	95,452	95,452	
7	Buncombe County	108,795	107,300	105,439	103,264	101,529	100,091	98,143	96,051	94,364	93,966	93,973	
8	New Hanover County	99,628	97,664	95,861	92,685	89,309	86,597	84,317	81,969	80,096	79,634	79,616	
9	Gaston County	88,426	87,205	86,005	84,805	83,701	82,583	81,593	80,527	79,189	78,866	78,842	
10	Brunswick County	76,041	73,010	68,991	64,640	61,111	58,476	55,957	53,807	51,852	51,431	51,431	

Public & Assisted Rental Housing

Public or assisted housing was created by the Congress of the United States in 1937. Its purpose was to provide decent, safe, sanitary and affordable housing to families unable to pay market rate rents. The assistance was to be temporary in nature, and structured to allow residents to move in, move up and move out. Today, there are approximately 1.5 million U.S. households residing in public housing units, managed and maintained by over 3000 local housing authorities and funded on an annual basis by Congress. The funds are distributed by the Department of Housing and Urban Development who also provides technical assistance and oversees compliance governed by the authority of Federal law and regulations.

The Section 8 Housing Choice Voucher Program is the federal government's program for assisting very low-income families to include elderly and disabled individuals with renting decent, safe, sanitary and affordable housing in the community. The Housing Authority administers the Voucher Program locally. Participants of the Section 8 Leased Housing Program are allowed to find and lease privately owned single-family homes, apartments and manufactured homes. The participants possessing a Housing Choice Voucher are allowed to choose any housing that meets the Program requirements if the owner agrees to participate.

Funding for the Section 8 Program is provided by HUD. The Fayetteville Metropolitan Housing Authority issues a Voucher to an eligible applicant and the family then locates suitable housing. All units must meet housing quality standards set by HUD regulations

and the Housing Authority's policies. The Voucher holder's portion of rent is determined by their income. Once all Program requirements and regulations are met, the Housing Authority pays a subsidy directly to the owner/landlord/agent on behalf of the low-income family. This subsidy is the difference between the actual rent charged by the landlord and the amount paid by the participants.

The Section 8 Leased Housing Program is not currently accepting applications for the City of Fayetteville or Cumberland County. There are in excess of 500 families on the current waiting list. Public notices will be given when applications will be accepted in the future. Eligibility for Section 8 assistance is determined by HUD guidelines and is based on a family's total gross annual income and family composition.

The principal affordable rental housing resources in Cumberland County include traditional public housing units and non-project based or portable Section 8 assistance. The Fayetteville Metropolitan Housing Authority owns and manages 1,045 public housing units including 921 units in 12 developments and 124 scattered site single-family units. As shown in Table 2-14, all 12 developments are located in the City of Fayetteville.

Within Cumberland County, public housing is predominantly funded through Low Income Housing Tax Credit (LIHTC) developments or USDA developments located in areas of low income or high minority concentrations. Of the 921 public housing units located at the 12 developments, 731 [79%] are located in low income census tracts [CTs] and 413 [56.5%] are located in census tracts with minority concentrations. The following table shows that about one-third of the public housing units are located in CT 2 and 23% are located in CT 1. CT 2 contains a concentration of minority households, a majority of the households are low income, 71% of the households are female headed, and about 70% of the family households have children. In CT 1, the majority of the households are low income, 57% of the households are female headed, and 61% of the population age five and over has a disability.

Inventory of Public Housing – 2009

Development	Census Tract	Total Units
Grove View Terrace Apts. (I & II)	1	212
Delona Gardens Apts.	2	55
Campbell Terrace Apts.	2	194
Point Place Apts.	2	52
Stanton Arms Apts.	4	52
Holland Homes	6	60
Murchinson Townhouse Apts.	10	60
Blueberry Place Apts.	12	48
Melvin Place Apts.	12	58
McNeill Apts.	18	50
Lewis Heights Apts.	23	48
Hillside Manor Apts.	25.01	32
Scattered site single-family units	scattered	124
Total		1,045

Source: Fayetteville Metropolitan Housing Authority

The North Carolina Indian Housing Authority owns and manages 92 public housing units at Eagles Nest Apartments, which is located in CT 14.

The Fayetteville Metropolitan Housing Authority was awarded a \$20,000,000 HOPE VI grant to revitalize the Old Wilmington Road area by replacing 249 existing distressed public housing units and obsolete infrastructure with 747 new mixed-income rental units (550) and homeownership dwellings (105), and providing 72 new housing units for disadvantaged persons at seven scattered sites as detailed in the map below. The City of Fayetteville has committed to \$10,616,876 in financial support towards the revitalization project. Cumberland County has committed to \$4,000,000 in financial support toward community infrastructure and services.



In addition to Public Housing, the City of Fayetteville and Cumberland County has non-public “assisted rental housing.” The North Carolina Housing Finance Agency has identified 1320 units developed with the use of Low Income Housing Tax Credits [LIHTC]. The US Department of Agriculture Rural Development reports that there are four multi-family housing developments with 275 apartments in Cumberland County. All four Rural Development projects are outside of Fayetteville.

Inventory of Assisted Rental Housing – 2010

Development	Census Tract	Total Units	Funding
<i>City of Fayetteville</i>			
Adams Court Apartments	8	40	LIHTC
Haymount Manor Apartments	9	48	LIHTC
Rosehill Gardens	12	100	LIHTC
Eastside Green I	14	60	LIHTC
Eastside Green II	14	48	LIHTC
Blanton Green Apartments	23	48	LIHTC
Blanton Green Apartments II	23	48	LIHTC
Blanton Green Apartments III	23	36	LIHTC

Rosehill West Apartments	24	76	LIHTC
Longview Apartments	25.02	48	LIHTC
Bunce Green Apartments	33.02	80	LIHTC
Bunce Manor Apartments	33.02	48	LIHTC
Maple Ridge I	33.07	48	LIHTC
Maple Ridge III	33.07	80	LIHTC
Total		856	

Development	Census Tract	Total Units	Funding
Cumberland County outside City			
Legion Manor Apartments	16.01	44	LIHTC
Pine Chase	16.01	32	LIHTC
Pineridge Manor	16.01	60	LIHTC
Legion Crossing	16.0	48	LIHTC
Southview Green Apartments	16.02	72	LIHTC
Southview Villas	16.02	64	LIHTC
Crosswinds Green	16.02	48	LIHTC
Crosswinds Green II	16.02	48	LIHTC
Golfview Apartments	16.02	48	LIHTC
Fairview Forest	31	41	USDA
Fairview Forest II	31	48	USDA
Village Green I	31	120	USDA
Village Green II	31	66	USDA
Spring Lake Green	712	48	LIHTC
Total		739	

Source: North Carolina Housing Finance Agency/USDA, Rural Development

Of the 856 assisted rental-housing units in the City of Fayetteville, only Rosehill Apartments (100 units) is located within a low income (64% AMI) and high minority (71%) census tract. Of the 739 assisted rental housing units in the County outside of the City, the new Spring Lake Green Apartments (48 units) is located within a low-mod income census tract (81% AMI).

The City and County have facilitated the development of the other assisted rental units by establishing policies in their HUD *Consolidated Plan – FY 2005-2010* and through providing certifications of consistency with their *Consolidated Plan*. The goal is to prevent developing high concentration areas of low income households, many of whom are members of protected classes.

However, the condition of the housing stock in accordance to the most recent study could only be determined using census variables chosen to indicate housing deficiency. The age of a structure is held closely related to the period of time for potential deterioration, and the threshold commonly used to signal a potential deficiency is approximately 50 years. Another variable used to indicate wear and tear is the number persons per room, i.e. whether or not there is overcrowding. Generally, the value of more than one person per room (1.01) is used as the threshold for defining living conditions as overcrowded. According to the most recent housing study, 54% of the City's housing stock and 48% of the County's housing stock was built prior to 1980. In addition, census data has historically revealed that older housing units are found in census tracts containing low to

moderate income households and minority persons; and it is at those lower levels of income where the greatest potential for housing deterioration can occur due to less disposable income to pay for regular maintenance and repairs. Also typically, the areas where higher rental rates were identified were also where older rental units and overcrowded households were found. Considering these factors, community input and the findings of the housing study, the City has developed the following priority housing needs and objectives.

PRIORITY HOUSING NEEDS AND OBJECTIVES

Priority Housing Need No. 1:

Improve the condition of the low-income housing stock:

Objective 1: Provide housing rehabilitation services to at least 175 low to moderate-income households and investor-owner units per year.

Strategies:

1. Continue to provide housing rehabilitation services to low to moderate-income households and owner-investors willing to provide safe, sanitary and decent affordable housing.
2. Facilitate and revise eligibility criteria to increase candidacy/applicant approval for the existing Replacement Housing Program; work with City certified-CHDOs, local non-profits, local modular home dealers and realtors, house moving and demolition vendors to pool funding from various programs for replacement homes of dilapidated units that are not cost effective to repair. Seek agreements for the purchase of existing affordable replacement homes.
3. Facilitate and increase marketing/awareness of the newly developed Residential Façade Grant Program that is currently funded with CDBG-R funds in approving the exterior facades and overall appearance of homes and communities within the City.
4. Continue to provide funding to Fayetteville Urban Ministries in providing emergency repairs of up to \$5,000 as a grant to low to moderate income home owners.
5. Eliminate blighted housing stock no longer considered economically feasible to repair by facilitating the Acquisition and Demolition Program.

Priority Housing Need No. 2:

Increase the supply of affordable housing.

Objective 1: Add at least 60 units of new multifamily affordable housing units per year from 2010-2015.

Objective 2: Add 10 new single family affordable housing units per year from 2010-2015.

Strategies:

1. Leverage City funds to encourage and attract developers to invest in new construction of multifamily affordable housing developments, especially in the Hope VI and previously indicated redevelopment areas.
2. Encourage the development of community development housing organizations and other non-profits to expand the supply of single-family affordable housing by providing such organizations with CHDO reservation and other available funds, and conveying City owned vacant parcels acquired from the Acquisition and Demolition Program and other sources free of charge to lower development costs.
3. Continue to facilitate and expand awareness/marketing of the newer developed Acquisition and Demolition Program, promoting the need to acquire additional parcels for future affordable housing development, freeing homeowners of demolition costs while providing some compensation for their lots, and informing them of how their conveyances of property shall benefit a low to moderate income family in obtaining decent, safe and sanitary housing.
4. Research and analyze the feasibility of offering other City provided incentives that will attract developers, community development housing organizations and non-profits to increase production of affordable housing.

Priority Housing Need No. 3:

Increase homeownership opportunities.

Objective 1: Provide homebuyer assistance to at least 10 low to moderate-income households per year.

Strategies:

1. Continue to offer homebuyer education classes and credit counseling through partnerships with Consumer Credit Counseling Services (CCCS) and Cumberland County Community Development.
2. Continue to administer the City's Down Payment Assistance Program (D.A.P.) that provides assistance with the required down payment and closing costs needed to purchase a home, and the City's Mortgage Assistance Program (M.A.P.) that provides gap financing needed to reduce the overall cost of financing and to ensure the purchase of an affordable, decent, safe and sanitary home by the homebuyer that would need minimal repairs.
3. Continue to seek additional qualified lenders in addition to the current participating lenders to access the City's D.A.P. and M.A.P. programs to increase the number of low to moderate income homebuyers assisted.
4. Provide additional funding to CCCS to offer free credit assessments and course of action counseling to homebuyers needing assistance in resolving credit issues.
5. Provide funding to Kingdom Community Development Corporation's IDA program to assist a minimum of five persons per year saving to purchase a home.

AVAILABLE RESOURCES, INSTITUTIONAL STRUCTURE, AND GOVERNMENTAL COORDINATION

Federal programs provide the bulk of resources utilized to provide safe sanitary and affordable housing in Fayetteville. Housing resources are also available from state programs, and community development housing organizations (CHDO's). Other non-profits, churches and foundations are existing, potential resources of affordable housing.

Federal Programs

Community Development Block Grant (CDBG.)

The City receives an annual allocation of CDBG program funds from HUD. These funds are allocated based on such factors as city population, poverty levels, and the percentage of low-income persons. As previously noted, these funds are intended to develop viable urban communities for low to moderate-income persons. The City's housing activities are primarily funded with HOME funds but significant CDBG resources are utilized to provide housing rehabilitation services (including emergency home repair). The City will receive \$1,568,083 million in CDBG entitlement funds in the 2010-2011 program year. No local match is required.

HOME Investment Partnership

The City qualifies as a participating jurisdiction to receive an annual allocation of HOME Investment Partnership program (HOME) funds from HUD to conduct housing activities. HOME funds require a local match of non-federal funds. The City has to match 25 % of its HOME allocation. The City will receive \$893,673 in HOME allocation funds during the 2010-2011 program year.

HUD Section 8 Rental voucher and Certificate Program

HUD assists low- and very low-income families in obtaining decent, safe, and sanitary housing in private accommodations by making up the difference between what they can afford and the approved rent for an adequate housing unit. The Fayetteville Metropolitan Housing Authority operates this program.

Section 202

The Section 202 Supportive Housing for the Elderly Program helps expand the supply of affordable housing with supportive services for the elderly. The funds are available from HUD as competitive grants. It provides low-income elderly with options that allow them to live independently in the community. The Section 202 program provides capital advances to finance the construction and rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, and the program also provides rent subsidies for the projects to help make them affordable. For the first time this year, a portion of the Section 202 funding has been set-aside to provide grants for converting existing Section 202 independent living residences into assisted living facilities. Eligible

applicants for this program are private nonprofit organizations and nonprofit consumer cooperatives

Public Housing Comprehensive Grant

The comprehensive grant program is the primary source of modernization funds for physical improvements to public housing units and for improvements to the management and operational practices for existing public housing projects for large public housing authorities (PHAs). HUD makes these funds available to help public housing agencies correct physical and management deficiencies and keep units in the housing stock safe and desirable places to live. The Fayetteville Metropolitan Housing Authority receives funding from this program.

Federal Low-Income Housing Tax Credits

These tax credits are used to encourage developers to produce rental housing for low-income households by allowing a 10-year federal tax credit, which is calculated on the project's qualified basis. The program is overseen by the N.C. Federal Tax Reform Allocation Committee and is administered by the North Carolina Housing Finance Agency. Multi-family affordable housing developments utilizing this program in Fayetteville include Longview Green, Blanton Green, Rosehill West, Haymont Manor, Bunce Green, and Bunce Manor, and Maple Ridge.

State Programs

The North Carolina General Assembly created the North Carolina Housing Finance Agency in 1973. Its mission is to lead in creating affordable housing opportunities through the effective investment of public and private capital, professionalism, and responsiveness to the needs of its partners and the people it serves. The Agency operates federal and state housing programs including the Mortgage Revenue Bond Program, Low-Income Housing Tax Credit Program and N.C. Housing Trust Fund. Using these and other sources of funds, including earnings, the Agency provides a variety of services ranging from low-cost mortgages for first-time homebuyers to helping local governments, nonprofit organizations and private owners develop affordable homes and apartments.

Local Programs

Private Financial Institutions

Most of the local banks offer affordable mortgage products and first time homebuyer financing programs that offer higher allowable debt ratio's, lower fees and higher loan to value ratios. These programs can be coupled with down-payment and gap financing assistance available from the City, County and the State to low to moderate-income homebuyers.

INSTITUTIONAL STRUCTURE

The housing provider community in Fayetteville is comprised of local government departments, non-profit housing organizations and for profit affordable housing developers.

Government Agencies

City of Fayetteville Community Development Department

The City's Community Development department develops and administers housing programs designed to finance housing rehabilitation loans, leverage other funds to attract the development of multi-family affordable housing, assist CHDO's to develop single family affordable housing and provides grants for emergency home repairs. The department utilizes HUD entitlement dollars and program income earned from loan proceeds and payoffs to fund its housing activities.

Fayetteville Metropolitan Housing Authority

The Fayetteville Metropolitan Housing Authority is a public housing organization that administers low-income housing programs. Though the Mayor appoints the board members, it receives funding directly from HUD. The Fayetteville Metropolitan Housing Authority has 1,045 housing units. One hundred twenty-four of these are scattered-site units located inside and outside the city. The remaining 921 are located in 12 project sites. The City is currently partnering with FMHA on its 2008 HOPE VI Revitalization Grant by committing funding, vacant land and waiving of filing fee and permit fee. FMHA received a 20 million dollar grant to revitalize the Old Wilmington Road area by replacing 249 existing distressed public housing units and obsolete infrastructure with 747 new mixed-income rental units (550) and homeownership dwellings (105), and providing 72 new housing units for disadvantaged persons at seven scattered sites.

Cumberland County Community Development Department

Cumberland County qualifies as an urban county and also receives HUD entitlement funds. The County is the lead agency for a consortium representing the remaining units of local government out side of Fayetteville and offers a slate of programs similar to the City's. Though the County's Community Development programs are designed to benefit non-city residents, the City and County have partnered to jointly fund multi-family housing developments in the city. The City is also currently partnering with the County to develop and share the expense of housing studies and assessments, and with the offering of various workshops and events.

Other Government Agencies

Several other City of Fayetteville departments also have an impact on housing in Fayetteville. The Inspections department enforces the zoning, building, housing and property maintenance ordinances. The Planning department reviews development plans, reviews and updates zoning and subdivision ordinances and makes recommendations to the Planning Commission on rezoning petitions. The Human Relations Department administers the City's Fair Housing Ordinance and investigates and resolves fair housing complaints.

Nonprofits

Cumberland Community Action Program

Cumberland Community Action Program (CCAP) develops and operates a diverse group of programs to meet needs of the low-income community. Programs include Consumer Credit Counseling Services, Community Food Bank, Head Start, SHARE and a Weatherization program. CCAP also has been certified as a CHDO (Community Housing Development Organization).

Fayetteville Urban Ministry

Fayetteville Urban Ministry has conducted an emergency repair program for local low to moderate-income homeowners since 1993. The program focus is on repairing substandard housing conditions that require immediate attention. All services are provided without charge to service recipients. The extensive use of volunteers and donated materials maximizes the City's funds. Donated new, surplus and recycled materials and partnerships with other providers leverages resources and helps to lower costs thereby maximizing the number of clients served.

Habitat for Humanity

The Fayetteville Area Habitat for Humanity has been active in the Old Wilmington Road and Massey Hill areas of downtown Fayetteville. Their primary activities include the construction affordable housing to be purchased by low-income homebuyers. Habitat has been certified as a CHDO (Community Housing Development Organization).

Kingdom Community Development Corporation

Kingdom Community Development Corporation (Kingdom) partners with the City to construct affordable single-family housing. For the past several years, the City has been working with Kingdom to complete Phase II of Fairley Estates, a twenty-lot subdivision. The City will continue to partner with Kingdom in the development of an affordable housing.

The Women's Center of Fayetteville

The Women's Center of Fayetteville is the newest certified CHDO for the City that has played an active role in acquiring and rehabilitating single family detached units for either rent or for lease to own, acquiring and rehabilitating multifamily housing units for rent, and very recently in new construction of single family detached units. The City will continue to partner with the Women's Center in various CHDO eligible activities.

GOVERNMENTAL COORDINATION

The City, Cumberland County, non-profits and private developers have partnered on several significant affordable housing developments. These collaborations have enhanced the leveraging of funds to implement projects that would have been difficult to implement individually.

Private Housing Developers

The City has partnered with United Developers on several affordable housing developments for low-income renters. United Developers is a locally owned company that specializes in low income tax credit projects. During the 2010-2011 program year, the City proposes to partner with United Developers and Evrytarian Association of America “Velouchi” and the North Carolina Housing Foundation, Inc. to provide additional affordable housing units. The City has developed a Request for Proposal (RFP)/Application process to provide for full and open competition in the request for funding for affordable housing development projects constructed by private housing developers.

Relationships Among Housing Organizations

The representation of members on the boards and committees of different housing organizations facilitate cooperation and coordination among local housing organizations. Representatives of the City, the County, local non-profits, bankers and real-estate professionals serve on an affordable housing advocacy group known as the Affordable Housing Network of Fayetteville and Cumberland County. In addition, the Mayor appoints the Fayetteville Metropolitan Housing Authority's board members and reviews the organization's budget prior to submission of their comprehensive grant application. The City also participates in the Cumberland County Continuum of Care planning committee.

STRATEGY TO OVERCOME GAPS

Housing Development Capacity

The City has worked closely with CHDO's and non-profits to facilitate and sponsor the provision of technical assistance. The City currently has four certified CHDO's – Kingdom Community Development Corporation, Cumberland Community Action Program, Fayetteville Area Habitat for Humanity and the Women's Center of Fayetteville. The City works with these organizations to provide affordable housing in the City. The City will continue to work existing housing development organizations and encourage development of other organizations.

Public-Private Partnerships

The City will continue to offer low-interest housing rehabilitation loans to encourage owner investors to provide affordable housing for low-income renters. This method provides program income needed to fund housing development activities. The City continues to expand its partnerships with The Fayetteville Area Habitat for Humanity, Kingdom Community Development Corporation, Cumberland Community Action Program, Fayetteville Urban Ministry and the Women's Center of Fayetteville.

COMMUNITY DEVELOPMENT

The City of Fayetteville has several low income census tract areas that are eligible for certain programs funded by the Community Development Block Grant funds. To address

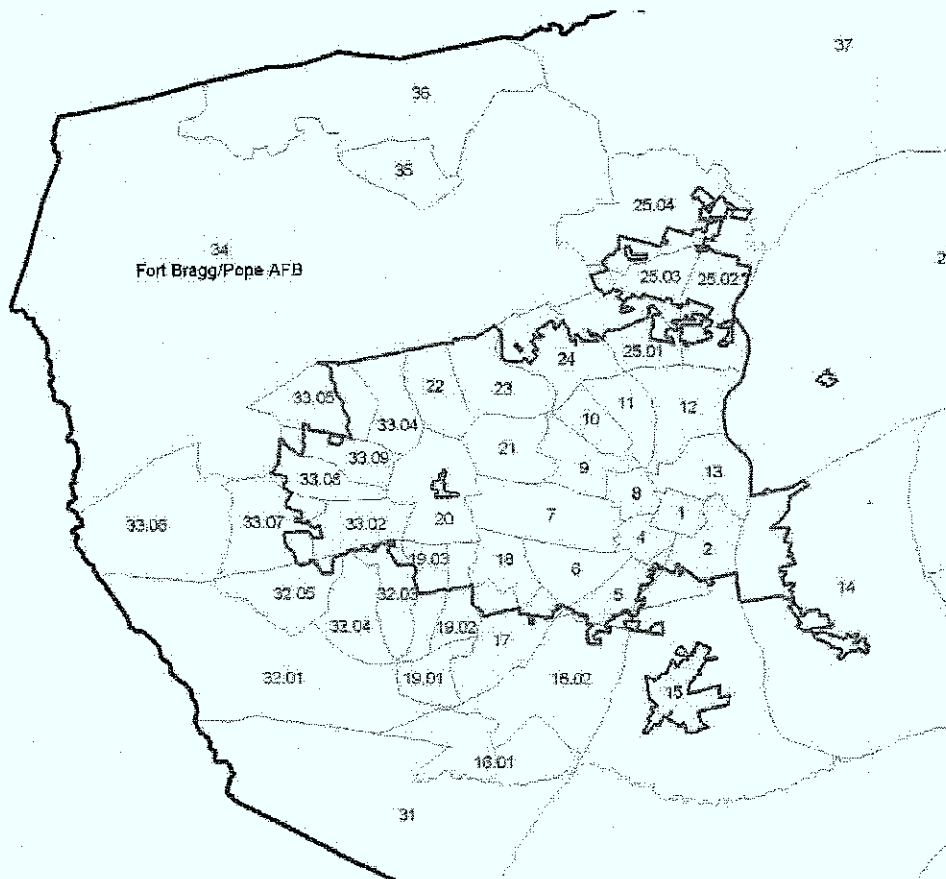
the needs in the area where there is a concentration of low-moderate income citizens, the City's community Development activities will focus on assisting individuals and groups to help improve skill levels needed to obtain a higher quality of life or increase their ability to meet community goals and objectives. The primary vehicle for the delivery of these services is the Neighborhood Resource Center Network. Neighborhood Resource Centers are located in the low wealth communities of Fayetteville and provides educational, self-help and job-training opportunities. The City currently has three Neighborhood Resource Centers.

Over the years, the City has formed partnerships with local non-profits and community organizations as they sought Community Development Block Grant funding. Non-profits have provided services to future homeowners, administered emergency repairs, neighborhood beautification projects, and assistance to homeless shelters. The City will continue to work with local non-profits to provide these programs and activities.

The City's population has continued to grow as a result of annexation. Over the past few years, the City has annexed areas to eliminate potential health hazards through the extension of water and sanitary sewer lines. In order to decrease the financial burden from the installation of the water and sanitary sewer lines and the hook-up to the lines, the City provides assistance to eligible homeowners. The City uses CDBG funds to provide grants in the amount of \$1000 for water assessments, \$1,000 for sewer assessments and \$500 for plumber hook-up fees to homeowners with incomes at or below 80% of the median family income for Fayetteville in annexation areas III-A to IV-B. However due to increased installation costs, the City shall provide grants in the amount of \$2,000 for water assessments, \$2,000 for sewer assessments and \$900 for plumber hook-up fees for income eligible homeowners in annexation area V-A.

To meet the area-wide benefit criteria, the City is able to provide certain programs to areas located in low-income census tract areas. As shown on map below, in the City, 12 census tracts have 51 percent or more low income households. The census tracts are CT 15 – 100 percent (six of six households residing in the census tract, all have a disability, all are age 75 and over), CT 13 – 79.6 percent, CT 2 – 79 percent, CT 10 – 75.6 percent, CT 4 – 66.3 percent, CT 12 – 60.4 percent, CT 1 – 60.3 percent, CT 32.03 – 59.5 percent, CT 5 – 57.4 percent, CT 24 – 54.6 percent, CT 22 – 51.5 percent, and CT 33.02 – 51 percent.

Low Income Census Tracts



-  Fayetteville City Boundary
-  Census Tracts
-  Low Income Concentrations*

* City of Fayetteville census tracts where 51% or more of households with income at or below 80% of MFI.

Cumberland County outside of Fayetteville census tracts where 51% or more of households have income at or below 80% of MFI.

PRIORITY COMMUNITY DEVELOPMENT NEEDS AND OBJECTIVES

Priority Community Development Need No. 1

Offer training programs that develop job skills to help low to moderate-income persons improve their earning potential.

Objective: Provide job skills training opportunities to at least 10,000 clients per year at the neighborhood resource centers.

Strategies:

1. Enhance relationships with local agencies to develop programs in response to community needs.

2. Provide self-help opportunities through job skills training, computer classes, GED certification, and other useful training.
3. Recruit skilled volunteers, in addition to contracting with instructors, to provide training that will benefit job seekers and others wanting to supplement their income.

Priority Community Development Need No. 2:

Continue to improve neighborhood accessibility to various human services.

Objective: Continue operation of the Neighborhood Resource Center Network and partner to add additional centers in areas where needed.

Strategies:

1. Seek additional opportunities to co-locate in existing facilities in low to moderate-income areas including the City's redevelopment plan areas.
2. Collaborate with local agencies, service providers and skilled volunteers to provide informational workshops and services in the NRC's.

Priority Community Development Need No. 3:

To provide support to the City's efforts to pave remaining unpaved streets within the City limits, extend water and sewer to newly annexed areas, and various community improvement activities.

Objective: Provide assistance to low-income property owners to help offset capital improvement costs associated with street paving and water and sewer installation.

Strategies:

1. Provide up to \$1,000 in assistance to low-income homeowner's to offset paving assessment fees.
2. Provide up to \$2,000 in assistance as a grant to low income homeowner's to offset water and \$2,000 in assistance as a grant to offset sewer installation assessment fees, and an additional \$900 in assistance as a grant to offset private plumber hook-up fees.

Priority Community Development Need No. 4:

Provide support in the implementation of the recommendations in the City's redevelopment plans.

Objective: Coordinate implementation of the City's redevelopment plans.

Strategies:

1. Prepare and implement a redevelopment plan for areas along the Murchison Road Corridor.
2. Prepare and implement a redevelopment plan for infill areas within the Old Wilmington Road HOPE VI Revitalization Plan boundary.
3. Coordinate the implementation of feasible recommendations and strategies identified in the Bonnie Doone Redevelopment Plan.

3. Coordinate the implementation of feasible recommendations and strategies identified in the Massey Hill Redevelopment Plan.
4. Coordinate the implementation of feasible recommendations and strategies identified in the Deep Creek Road Redevelopment Plan.
5. Coordinate the implementation of feasible recommendations and strategies identified in the 71st District Redevelopment Plan.

Priority Community Development Need No. 5:

Provide programs for the youth and seniors in low-moderate income areas

Objective: Coordinate with service providers to provide youth and senior programs through the Neighborhood Resource Center Network.

Strategies:

1. Offer youth educational programs and activities in the Neighborhood Resource Centers.
2. Coordinate the use of the Neighborhood Resource Centers and Blue St. Senior Citizen Center for senior programs.
3. Coordinate activities to benefit low to moderate income residents with the Fayetteville/Cumberland County Parks & Recreation Department.

Priority Community Development Need No. 6:

Help foster neighborhood pride in low-moderate income areas of the City of Fayetteville

Objective: Provide grant programs to assist in improving the appearance of the low-moderate income areas of the City.

Strategies:

1. Continue Beautification Grant Program in low-moderate income areas.
2. Assist the Inspections Department with demolition and clearance activities.
3. Assist investor-owners with multiple properties rehabilitated by Community Development.

AVAILABLE RESOURCES, INSTITUTIONAL STRUCTURE, AND GOVERNMENTAL COORDINATION

The City funds its Community Development activities through the use of the City's CDBG entitlement funds. The City also utilizes partnerships with local Human Service agencies and volunteers to leverage financial and human resources.

INSTITUTIONAL STRUCTURE

Community Development Department

The City of Fayetteville Community Development Department develops and coordinates programs that enhance the accessibility of services to at-risk adults. These services are

distributed through the Neighborhood Resource Center Network. Ongoing activities in the resource centers include GED classes, job skills training, computer training, medical terminology classes, internet access to the Employment Security Commission, home-buyer education workshops and community meetings. Community Development staff coordinate special activities with the local human service providers in response to community demand.

Parks and Recreation Department

The City of Fayetteville/Cumberland Parks and Recreation Department is the primary entity responsible for the provision of recreational programs and facilitates, improving the City's appearance and maintaining streets and storm drainage. They expanded the outreach and accessibility of recreation programs through joint use agreements with the school system. In this manner, the City makes capital improvements on school property that can be utilized by the school and the surrounding community.

Department of Social Services

The Department of Social Services provides specific social services, financial and medical assistance to all persons within Cumberland County who demonstrate need and meet eligibility criteria prescribed by state and federal law. Services are available to: all age groups, adult services, Income maintenance services, and family and children's services

Employment Security Commission

Employment Security Commission offers services in employer insurance accounts, employment counseling, industrial services, job placement, labor market information, unemployment insurance and veteran's programs.

Social Security Administration

The Social Security Administration assist individual in filing for benefits: Medicare, survivors, retirement, disability and supplemental security income; also social security cards.

Fayetteville Technical Community College

Fayetteville Technical Community College provides specialized and general education in the following areas: business, engineering technology, general education, health education, public service and vocational education. The City has partnered with Fayetteville Technical Community College to provide GED and ABE classes at all resource centers.

Fayetteville State University

Fayetteville State University is a constituent of the University of North Carolina offering baccalaureate programs in 24 disciplines such as accounting, business administration, economics, education, mathematics, computer science, public administration, psychology, sociology, etc. It also offers graduate programs in business administration, education, mathematics, history, psychology and teaching.

Methodist University

Methodist University offers bachelor's degrees in over 70 fields of studying communications, justice studies, business administration, education, and social work. New majors and concentrations recently added include interdisciplinary studies of clandestine labs, church leadership, and radio communications. The University also offers three master's degree programs.

Junior League of Fayetteville

The Junior League of Fayetteville focuses on Child Welfare under their Community Assistance Program Fund. All applicants must be a non-profit organization. They are also committed to supporting and promoting services in the areas of aging, downtown revitalization volunteerism, environmental awareness, substance abuse, education and adolescent pregnancy.

Florence Rogers Charitable Trust

The Florence Rogers Charitable Trust was established under the will of Florence L. Rogers and is a private foundation making grants to qualified recipients. The grant seed money is used to try new ideas concerning education, recreation, welfare of children, and the improvement of the quality of life within our geographical area.

Cumberland Community Foundation, Inc

Cumberland Community Foundation, Inc. seeks to meet the needs of the community, rather than those of individual organizations. The foundation makes discretionary grants for a wide range of philanthropic purposes in arts and cultural affairs, civic affairs and community development, conservation and the environment, education, health and medical care, social welfare, youth welfare, and other fields for the benefit of Cumberland County.

Child Care Solutions

Child Care Solutions offers Subsidy, Quality Improvement, Quality Support, Special Needs and Transportation Grants. These grants are used to provide: financial help to parents with child care assistance on a short term basis; enables licensed homes and centers to progress to 3 star or above rated license within one year; allow child care facilities to maintain spaces for children with special needs and enables child care facilities to offer transportation to and from facility.

Partnership for Children

The Partnership for Children of Cumberland County is the nonprofit organization charged with implementing North Carolina's Smart Start and *More-at-Four* school-readiness programs for children from birth through age five. This organization has a successful record of improving the quality of child care, parenting resources, access to health care, and other support systems for Cumberland County's children.

United Way of Cumberland County

United Way of Cumberland County strives to advance the common good by focusing on the building blocks for a good life: education, income, and health. At United Way, we

recognize that lasting changes are achieved by addressing the underlying causes of problems. United Way partners with other nonprofit agencies to improve lives right here in Cumberland County.

These agencies teach organizations about the available funding sources; grant writing and how to find grant writing resources on the Web, fundraising, assessing and marketing your business, kinds of loans and choosing the right bank. The coordination of these services will continue to be of utmost importance to this department as we provide citizens and organizations with survival skills.

The City will continue to seek opportunities to develop partnerships with local organizations to meet community development needs of Fayetteville residents. Capacity building workshops have been provided to assist local non-profit organizations, small businesses and the general population in developing skills in grant writing, board development, business skills, budgeting, etc. Local organizations such as The Women's Center and Small Business and Technology Development Center (FSU); the Junior League of Fayetteville, Cumberland Community Foundation, Inc., Child Care Solutions and Florence Rogers Charitable Trust have partnered with the City to conduct capacity building workshops.

ECONOMIC DEVELOPMENT

This section of the plan presents small business development activities with a concentration on economic development activities in the downtown area in support of the Fayetteville Renaissance Plan and the City's other redevelopment plan areas. Small business investment in other areas within the city limits of Fayetteville are not entirely excluded since there is also gap financing or down payment assistance available for qualifying small businesses located anywhere within the City. The Economic Development section has 5 core goals:

1. Recruit and develop local businesses;
2. Attract businesses to the downtown plan area and redevelopment plan areas;
3. Retain local businesses in the downtown plan area and redevelopment plan areas;
4. Support economic development activities that create jobs and expand the City's tax base; and
5. Identify redevelopment projects that will eliminate blighted commercial properties within the Murchison Rd., HOPE VI, Fayetteville Renaissance Plan and other redevelopment plan areas.

Fayetteville's Renaissance Plan

The City of Fayetteville's downtown has transitioned from an assortment of undesirable businesses and vacant storefronts into a vibrant commercial and arts district over the last decade. Beginning with the implementation of the City's Downtown Loan Program in 1997, the City of Fayetteville has been actively committed to the revitalization of its downtown area. A year earlier, a master development plan was developed for downtown

Fayetteville, “A Complete Fayetteville One and For All”. Redevelopment activities began to spur downtown with the construction of a military museum, a new police station, as well as, the relocation of a significant number of small businesses in the downtown area.

Five years later, the “Once and For All” master development plan was updated and renamed the Fayetteville Renaissance Plan. A market analysis study was conducted in order to identify priority projects that would be economically viable to downtown Fayetteville. It was concluded that downtown demanded more retail space as well as a demand for restaurant and entertainment space. It was also recommended that downtown Fayetteville has the market potential for residential rental units. As a result of this study, priority projects were identified and successfully completed that brought new retail, entertainment, housing and jobs to the downtown area.

Since 2002, approximately 71 projects have been identified with 24 of those completed; 6 under construction; 17 in the planning stages and the other 17 still being considered. The City of Fayetteville will continue to offer its Downtown Loan Program and other incentives to encourage further investment downtown.

Redevelopment Plan Areas

The City of Fayetteville engaged the assistance of residents, property owners, business owners, consultants, and other community stakeholder groups over the last ten years to complete redevelopment plans of blighted areas within the city limits of Fayetteville. These plan areas include Bonnie Doone, 71st Township, Deep Creek Rd., Massey Hill, HOPE VI, and Murchison Road. Each plan identifies issues and opportunities for redevelopment and basically provides a specific plan of action to achieve those recommended future improvements that had been defined in each plan. Each program year the City of Fayetteville identifies projects within these plans that are feasible and that can be funded during that particular program year.

PRIORITY ECONOMIC DEVELOPMENT NEEDS

Priority Economic Development Need No. 1:

Recruit and develop local businesses.

Objective: Provide technical assistance, training and loan information to new and expanding small businesses within the City limits of Fayetteville.

Strategies:

1. Make the Downtown Loan Program and Business Assistance Loan Program available to qualifying businesses.
2. Support and collaborate with local business centers and other members of the Strategic Alliance of Business Resources for Entrepreneurs (SABRE) to provide technical assistance, training and loan information available to small business entrepreneurs.
3. Continue to guide small businesses through the start-up and expansion process.

Priority Economic Development Need No. 2:

Attract businesses to the downtown plan area and redevelopment plan areas.

Objective: Offer incentive programs to support the recruitment of businesses in the downtown plan area and redevelopment plan areas.

Strategies:

1. Provide low interest loans to small businesses interested in locating in the downtown area and redevelopment plan areas.
2. Offer the façade matching grant program to encourage businesses and commercial property owners to improve their building exteriors.
3. Market other loan products available at the local business centers, SBA and local banks.
4. Collaborate with the City's Downtown Development Manager to market City programs and vacant properties in the downtown area.

Priority Economic Development Need No. 3:

Retain local businesses in the downtown plan area and redevelopment plan areas.

Objective: Offer incentive programs to encourage small businesses to remain in the City's downtown and redevelopment plan areas.

Strategies:

1. Offer the Small Business Retention Grant Program to assist with the operating costs of expanding small businesses.
2. Offer the Business Assistance loan Program and Façade Improvement Grant Program to businesses in the City's redevelopment plan areas.
3. Offer the Downtown Loan Program, Façade Improvement Grant Program and Business Assistance Loan Program to businesses in the downtown plan area.
4. Collaborate with local business centers and other small business resource partners to provide technical assistance, training and loan information to assist with small business expansions.

Priority Economic Development Need No. 4:

Support economic development activities that create jobs and expand the City's tax base.

Objective: Encourage vacant property re-use and property ownership for small businesses that will create jobs for low to moderate-income residents.

Strategies:

1. Provide low interest loans to qualifying small businesses to acquire, renovate and construct commercial properties in the downtown area.
2. Provide low interest loans that assist with gap financing for qualifying small businesses starting or expanding within the City limits of Fayetteville.
3. Work with the Strategic Alliance of Business Resources for Entrepreneurs (SABRE) and the City's Downtown Development Manager to find properties and buildings for small businesses.

Priority Economic Development Need No. 5:

Identify redevelopment opportunities that will eliminate blighted commercial properties within the Murchison Road, HOPE VI, Fayetteville Renaissance Plan, and other redevelopment plan areas.

Objective: Attract developers; investors and small businesses to the downtown and other redevelopment plan areas.

Strategies:

1. Offer a lower interest rate with the Business Assistance Loan Program for small businesses investing in the redevelopment plan areas.
2. Offer the City's Façade Improvement Grant Program to businesses acquiring and leasing property in the redevelopment plan areas.
3. Market the City's Property Tax Grantback Program to qualifying developers, investors and businesses investing in the incentive zone.
4. Seek additional funding sources and implement new program ideas to leverage potential redevelopment projects.

AVAILABLE RESOURCES, INSTITUTIONAL STRUCTURE, AND GOVERNMENT COORDINATION

AVAILABLE RESOURCES

The City of Fayetteville, County of Cumberland, Fayetteville-Cumberland County Chamber of Commerce, Public Works Commission (PWC), and the Fayetteville Area Convention and Visitors Bureau serve as the major coordinators of strategies addressing economic development for Fayetteville and Cumberland County. Representatives from each of these organizations comprise a group referred to as the "Economic Development Senior Management Team". This committee meets as needed to discuss ongoing and planned economic development projects. This allows for better coordination of all projects within the City and prevents any organization from duplicating projects. Each organization can play a part in all projects and bring their areas of expertise to the table. It is a collaborative effort to market the community to attract new businesses and expand existing businesses to make the City of Fayetteville a more viable community.

GOVERNMENT AGENCIES

The City of Fayetteville Community Development Department

The Community Development department plays a major role in coordinating the City's economic development activities. The Community Development department facilitates the Downtown Loan Program, Business Assistance Loan Program, Façade Improvement Grant Program, and the Small Business Retention Grant Program. The department utilizes CDBG HUD entitlement dollars and earned program income from loan program proceeds to fund its economic development programs. The department continues to

develop incentive programs to promote economic development citywide, assists businesses locating in the City, promotes the reuse of vacant buildings, and the creation of jobs for low to moderate-income persons. The department collaborates with other agencies to provide the needed technical assistance or loan information to assist small business entrepreneurs with their start-up or expansion needs.

Cumberland County Community Development Department

Cumberland County also receives entitlement funds from HUD since it qualifies as an urban county. The County administers a micro-loan program that provides assistance to small business entrepreneurs. Loans are available to assist with the purchase of property, facility or site improvements, capital equipment purchases, inventory, machinery, and working capital for businesses located in Cumberland County.

Public Works Commission (PWC)

The Public Works Commission was created on March 4, 1905, through an act of the State Legislature, to manage, operate, and supervise the three utilities electric, water, and sanitary sewer, as well as, to be responsible for operating the city market stalls, and to test weights and measures. The vision of PWC is to improve the quality of life in the Fayetteville/Cumberland County areas providing a range of competitive utility services to the region. Its mission is to be a competitive provider of reliable utility-related services to its customers while providing a reasonable return to the citizens of Fayetteville. PWC's Business Development Department and Special Projects Department serve as major assets on the Senior Management Team. PWC has developed an incentive plan that we hope will help to encourage in-fill development within the City of Fayetteville. The incentives in the form of facility investment fee waivers or credits are available for new construction within the 3,000 acres of the Fayetteville Renaissance Plan area and also identified corridors which have experienced limited new development in recent years. FIF credits are awarded for new construction where the developer is installing water and sanitary sewer mains within the balance of the incorporated area of the City of Fayetteville.

Other Government Agencies

Other City and County Departments play a vital role in economic development within the municipal boundaries of Fayetteville and Cumberland County. As development projects evolve, staff from the Inspections, Planning, Transit, Airport and Engineering Departments participates in the economic development process as it relates to their areas of concern and expertise.

NON-PROFIT AGENCIES

Fayetteville-Cumberland County Chamber of Commerce

The Fayetteville-Cumberland County Chamber of Commerce plays a vital role in the economic development in the community. Their responsibilities include taking a

leadership role in defining a view of the future for the business community, reflecting and supporting all elements of the business community, and are governed by a board of directors that is designed to provide strong leadership and effective oversight. The Chamber is also a member of the Strategic Alliance for Business Resources of Entrepreneurs (SABRE).

Fayetteville Area Convention and Visitors Bureau (CVB)

The Fayetteville Area Convention and Visitors Bureau is a private, not-for-profit organization that aggressively promotes and sells Fayetteville and Cumberland County as an attractive destination site for meetings and visitors. The Fayetteville area has experienced an exciting evolution to emerge as a leader in commerce, industry, and agriculture for southeastern North Carolina. Proximity to one of the country's largest military installations impacts the area with a wonderful cultural diversity reflected in every aspect of the community from festivals and museums, dining and shopping, to recreation and golf, theater and nightlife.

Downtown Alliance

The Downtown Alliance of Fayetteville is a non-profit organization made up of downtown merchants. Their mission is to encourage business, residential, and retail growth in downtown Fayetteville, to promote the downtown to the public, and to represent the common interests of downtown merchants, professionals, property owners, and residents. The members that make up this organization can be any corporation, firm or individual subscribing to the purposes of the organization if the person owns property or a business, has offices located in, resides in, or is employed in, the downtown municipal services district area.

Small Business Centers

(Members of the Strategic Alliance for Business Resources for Entrepreneurs) (SABRE)

Fayetteville Business Center

The Fayetteville Business Center is a business incubator that promotes, assists and encourages small business entrepreneurs and fosters economic growth in the City of Fayetteville. The Business Center serves entrepreneurs who reside as tenants with office space and furniture at below market rate rent along with other support services from the faculty at Fayetteville State University's (FSU) School of Business and Economics. The economic development Master Plan of Fayetteville State University originally stated the need to offer various seminars/workshops for individuals seeking information and training to start and grow their business. The seminars offered at the center are marketed to businesses located in the low-income areas of the City. The Business Center also utilizes the Community Developments network of neighborhood resource centers as a way of marketing the seminars and as a location to conduct a number of the seminars. The Business Center is also certified to process loan applications for an express loan program called the Small Office Home Office Community Express Loans to assist small business entrepreneurs with start-up or expansion needs.

Women's Business Center

The Women's Center of Fayetteville (WCOF) is a non-profit organization established to improve the economic environment and create opportunities for individuals and to provide a resource center for women in crisis. The Women's Business Center, a program of the WCOF, has served the community for over eleven years by assisting persons in all phases of small business development. The purpose of the center is to create employment and business opportunities for low to moderate-income individuals through self-employment and increased job opportunities in the area. The center provides counseling and seminars to entrepreneurs in starting and expanding a business. The center has a certified credit counselor on staff that processes loan applications for the Small Office Home Office (SOHO) Community Express Loan Program, the Business Loan Express (BLX) Program and Micro-loan Program to assist small business entrepreneurs with start-up and expansion needs.

Cumberland Regional Improvement Corporation (CRIC)

Cumberland Regional Improvement Corporation is a non-profit business and community development organization. CRIC assists small business owners in the process of start-up or expansion. They provide counseling services and assists in finding financial aid to meet small business needs. CRIC operates in partnership with the North Carolina Institute of Minority Economic Development, Inc. and the North Carolina Rural Center. CRIC's mission is to create an environment in which North Carolina's diverse population and low-wealth sectors of the population can achieve widely shared prosperity through business and economic development expansion programs, in addition to increasing the affordable housing stock for residents of Cumberland County. CRIC has a staff with over 40 years combined experience in the field of business development assistance, and federal and state procurement assistance. In addition to its staff CRIC participates in a network of other business professional that enables its clients to access information and services across the state.

Fayetteville Technical Community College Small Business Center

The Center for Business and Industry is designed to serve the employee or prospective employee of our business and industry community. This modern facility is located on Fayetteville Technical Community College's main campus and is primarily used for local business and industry training. Services are generally concerned with educational programs required to upgrade skills in businesses and industries throughout the county. The Small Business Center is located in this facility and offers a variety of services designed to assist small business owners to include specialized seminars, a resource center, business counselor, and a statewide network. The latest in literature and audiovisual materials on operating a small business are available in the Small Business Center's resource room. A small business counselor is available at the Small Business Center to provide advice on starting a new business or operating an existing business. Through the Center for Business and Industry, the Continuing Education Division is offering another dimension of customized courses with flexible schedules and quality instruction.

Fayetteville State University (FSU) Small Business and Technology Development Center (SBTDC)

The North Carolina Small Business and Technology Development Center (SBTDC) helps small business owners (and those interested in starting a business) meet the challenges of today's business environment, manage that ever-changing world, and plan for the future of their business. They do this by providing management counseling and educational services to small and mid-sized businesses across the state affiliated with a college or university such as Fayetteville State University on Murchison Road in the City of Fayetteville. Their mission is to help North Carolina businesses grow and create new jobs within the state. Most of the services are free of charge, and all SBTDC services are confidential.

State Programs

Urban Progress Zones

Article 3J Tax Credits offer enhanced tax credits to eligible businesses located in an urban progress zone. This tax credit program narrows its focus on job creation and business investment. Municipalities can apply for one or more zones as long as they meet the guidelines for establishing a zone. The zone is intended to provide economic incentives to simulate new investment and job creation in economically distressed urban areas.

An Urban Progress Zone is defined as an area comprised of one or more contiguous census tracts, census block groups, or both, or parts thereof; all of the area is located in whole within the primary corporate limits of a municipality with a population of more than 10,000 and meet other conditions as defined in the most recent federal decennial census. The City of Fayetteville has two approved zones. The first zone includes Census Tracts 10, 22, 23 and 24 (block groups 1, 2 and 5). Congress amended the program guidelines for establishing a zone in August 2007 and this allowed the City to apply and receive an approval for a second urban progress zone. This second zone includes Census Tracts 12 and 13.

North Carolina Historic Preservation State Tax Credits

A 20% state tax credit is available for rehabilitations of income-producing historic properties that also qualify for the 20% federal investment tax credit. In effect, the combined federal-state credits reduce the cost of a certified rehabilitation of an income-producing historic structure by 40%. A new state tax credit of 30% for qualifying rehabilitations of non-income producing historic structures, including owner-occupied personal residences is available. There is no equivalent federal credit for such rehabilitations.

Federal Programs

Federal Historic Preservation Tax Credits

This tax credit program is one of the nation's most successful and cost-effective community revitalization programs. The program fosters private sector rehabilitation of historic buildings and promotes economic revitalization. This tax incentive is available

for buildings that are National Historic Landmarks, that are listed in the National Register, and that contribute to National Register Historic Districts and certain local historic districts. Properties must be income producing and must be rehabilitated according to standards set by the Secretary of Interior. Eligible projects may receive a 20% rehabilitation tax credit equal to 20% of the amount spent to rehabilitate the building. There is also a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

Hub Zone Empowerment Program

The HUB Zone Empowerment Contracting Program provides federal contracting opportunities for qualified small businesses located in distressed areas. This program was enacted into law as part of the Small Business Reauthorization Act of 1997. The program falls under the auspices of the U. S. Small Business Administration. A HUB Zone is a historically underutilized business zone that is located in a qualified census tract (as defined in section 42(d)(5)(C)(i)(1) of the Internal Revenue Code of 1986). Cumberland County has eight census tracts identified as HUB Zones. These census tracts are 1, 2, 4, 10, 12, 13, 24 and 35. The HUB Zone Empowerment Contracting Program stimulates economic development and creates jobs in urban and rural communities by providing federal contracting preferences to small businesses located in distressed areas or HUB Zones. These contracting preferences go to small businesses that obtain HUB Zone certification through the SBA. To qualify a business must be small by SBA size standards, have its principal office located in a HUB Zone, be operated and controlled by a U. S. citizen and at least 35% of its employees must reside in a HUB Zone.

U.S. Small Business Administration (SBA)

The SBA, established in 1953, provides financial, technical and management assistance to help Americans start, run, and grow their businesses. With a portfolio of business loans, loan guarantees, and disaster loans worth more than \$45 billion, in addition to a venture capital portfolio of \$13 billion, SBA is the nation's largest single financial backer of small businesses. Last year, the SBA offered management and technical assistance to more than one million small businesses. The SBA also plays a major role in the government's disaster relief by making low-interest recovery loans to both homeowners and businesses. North Carolina's district office is located in Charlotte and is responsible for the delivery of many of these programs and services to all 100 counties in North Carolina.

Local Programs

Downtown Loan Program

The City partnered with local banks to create a loan pool of funds to encourage commercial investment in the downtown area. The City puts in 40% of each loan and offers a 4% fixed interest rate and the banks share the other 60% of the loan at a variable prime rate. The loan proceeds can be used to construct, purchase and renovate a downtown commercial building. Available loans range from \$50,000 to \$300,000, but larger loans can be considered. For each \$50,000 borrowed the business must create or

retain at least one full-time equivalent job and make it available to a low to moderate-income person.

Business Assistance Loan Program

This program was created to stimulate small business start-ups or expansions within the municipal boundaries of the City of Fayetteville, including the City's redevelopment plan areas. Small businesses needing additional equity to qualify for primary financing from a Bank and who meet the City's program guidelines may apply. The City will offer a loan up to 25% or a maximum of \$125,000 of the total loan funds. The City's loan is held at a 5% fixed interest rate unless the business is investing in one of the City's redevelopment plan areas in which case a 3% fixed interest rate is available. The business is required to create or retain at least one full-time equivalent job for each \$50,000 loaned by the City's program.

City of Fayetteville Façade Improvement Grant Program

This program is designed to promote the revitalization of facades of active, ongoing for-profit businesses through the rehabilitation of commercial building exteriors and landscapes. This effort will benefit the City by removing blight, expanding the tax base, and increasing the economic vitality of the downtown Fayetteville Renaissance Plan area and the City's redevelopment plan areas. These redevelopment plan areas include Massey Hill, Bonnie Doone, Deep Creek Rd., 71st Township and the Old Wilmington Rd. plan areas. An eligible business must be located within the boundaries of any of the plan areas and meet all of the program requirements. The City of Fayetteville will provide a 50% matching reimbursement grant up to \$5,000 for each façade renovated. Each business that participates with this program must meet a job creation requirement and create at least one full time equivalent job and make it available to a low to moderate-income person.

Small Business Retention Grant Program

This program is designed to assist with the operating costs of an expanding small business with the objective of retaining businesses in the City's redevelopment plan areas. Each redevelopment plan area is unique with its own issues and opportunities. Funds are available to existing small business owners located within one of the boundaries of the Murchison Rd., Massey Hill, Bonnie Doone, 71st Township, Deep Creek Rd., Fayetteville Renaissance and HOPE VI redevelopment plan areas.

The City of Fayetteville will provide a 50% matching reimbursement grant up to \$5,000 for eligible expenses. The business applicant will have to provide an equal match to the grant award being requested. Grants for inventory, furniture, fixtures, equipment, and interior and exterior renovations are eligible for this program. Salaries, rent, and building related expenses (phone bills, electricity, etc.) are not eligible expenses for this program. This program frees up operating cash flow to fund the day to day working capital expenditures of the business or to take advantage of other opportunities, such as purchasing additional inventory, etc. Each business must be able to create at least one full time equivalent job and make it available to a low to moderate-income person.

City of Fayetteville Economic Development Incentive Zone

The City's property tax incentive program is meant to provide incentives to qualifying development projects in the City's Economic Development Incentive Zone. The primary objective of the program is to induce private investment thereby improving the economic health and diversity of the City and increasing the City's property tax base. Given the difficulty in determining the precise economic impact of a particular development project, the City has chosen to base the amount of the incentive on the increase in the taxable value of the property involved in the project, not including land value.

The economic impact of a proposed project within the defined area could also be evaluated using methods that include employment data such as job creation, wages and benefits, and related factors. For this particular incentive program, however, the incentive amount will be based solely on the increase in the taxable value of the property involved in the project. The taxable value of the property after improvements have taken place will be compared to the taxable value of the property before the improvements were made to determine the increase in the taxable value of the property. In order to be eligible for incentives under this program, a project must have improved the taxable value of the associated property by at least \$500,000. For the purposes of this program, increases in the value of land will not be considered in the calculation to determine the incentive payment.

HOMELESSNESS

The City of Fayetteville has developed partnerships to increase the level of care for the homeless individuals in the Fayetteville/Cumberland County Area. Programs and technical assistance have been designed to provide support to homeless shelter providers and the Continuum of Care.

The City of Fayetteville Police Department provides an assigned police officer to assist and monitor homeless persons that spend a majority of their living unsheltered. The program has facilitated an effective communication network between the city and local homeless providers. The homeless service provider assist homeless persons with getting shelter, clothing, food, financial assistance and other services available through the local homeless providers. The Homeless Project Officer program has been in operation since 1993.

The City administers homeless service programs to assist homeless shelter providers and their clients. The Emergency Utility Assistance program designed to assist homeless shelters maintain their heat in the winter and cooling in the summer when they have a crisis with paying utility payments. Homeless shelter providers are also able to have funds reimbursed through the Shelter Reimbursement Program for out-of-pocket expenses while caring for homeless clients. For homeless clients that have reached a level independency, and are preparing to move into permanent housing, the city offers a Utility Deposit grant funds to assist with out-of-pocket expenses needed to pay utility deposits (gas, electricity, water and sewer) when leaving transitional housing.

The City works closely with the Cumberland County Continuum of Care Planning Council (CCCCPC), the lead entity for planning and coordinating in homeless needs in the Cumberland County Continuum of Care (CCCOC). The Continuum of Care is comprised of various organizations that service the homeless to include homeless shelter providers, human services agencies, faith organizations, local government and volunteers. The Council's mission is to facilitate the coordination of the County's human services agencies and community-at-large in order to adequately set strategies for addressing the needs of Cumberland County's homeless individuals and families and those at risk of homelessness through the Continuum of Care system. Further, the Continuum of Care conducts the annual homeless count for the Point in Time survey, which helps the council plan strategies and coordinate services for homeless individuals and families. The City also collaborates with other local agencies to develop programs that focus on breaking the cycle of homelessness through job skills training and ultimately permanent employment and housing.

The City is committed to the implementation of a 10 Year Plan to End Homelessness. The 10 Year Plan to End Homelessness Steering Committee is comprised of various stakeholders in the community to include city and county government agencies, the continuum of care, school systems, local businesses, faith organizations and volunteers. Together they work the 10 priorities that have been established in the plan.

According to the 2010 Point in Time survey conducted by the Cumberland County Continuum of Care there were as 1033 people homeless on a given day. Homeless shelter providers continue to maintain waiting list as there are not enough beds to use for the homeless on an average day. Housing providers for the homeless continue to need more ways to subsidize rents for low to no income persons in need of decent housing.

Additionally, the Point in Time survey in January 2010 indicated that there is a high need for emergency, transitional and permanent housing for homeless women and families. The Cumberland County Continuum of Care Planning Council conducted this study of the homeless and housing service providers.

Other conclusions and implications from the January 2010 survey outlined below:

- On the day that the survey was conducted 1033 people were determined to be homeless in the Cumberland County area. This count includes men, women and children. 10% were in emergency shelters, 17.5% were in transitional housing and 71% were unsheltered.
- 48% of the homeless surveyed were comprised of families with children. 0.9% was Men in families, 13.5% were women in families and 33% were children. Shelter housing providers report that there are not enough facilities to accommodate the growing number of families needing temporary housing.

- 3% of the people, who have been homeless more than 4 times in three years, indicated they were utilizing homeless shelters as primary shelter. Although this count was significantly lower than previous years the Continuum believes this number to be much higher. People with disabilities tend to utilize shelters as well.
- Single adults made up 52% of those surveyed. Single males were surveyed at 43%. They are still the primary target group of homelessness in Cumberland County. Single females, which are also in need of more available space made up 9%.
- There is a group of special needs persons who were surveyed as homeless. These are cases of severe mental illness, substance abuse, HIV/AIDS, victims of domestic violence, which were 20% of those surveyed.
- Homeless veterans are becoming a fast growing subpopulation in Cumberland County. At 5% of those surveyed, homeless shelter providers are looking to see more programs for veterans such as the grant per diem program.
- 8% of the surveyed were men and women that were being released for jail or prison. Housing is a major issue for this group as well as employment. Human services providers as well as housing providers seek better ways to provide case management and housing for this population.

The goal of the Continuum of Care is to address the needs expressed above with a direct plan of action to increase housing and services for the homeless while increasing community awareness surrounding the needs of this segment of the local community. In response to this effort the Cumberland County Board of Commissioners and the Fayetteville City Council has developed and implemented a 10-year plan to end homelessness. This plan is designed to address the needs of both the chronically homeless population as well as families who are struggling with the issue of homelessness.

Homeless Population	Sheltered		Unsheltered	Totals
	Emergency	Transitional		
Individuals	112	182	739	1033
Families with Children	13	44	88	145
Persons in homeless families with children	40	176	279	495
Homeless Subpopulations				
Chronic Homeless	4	2	28	34
Seriously Mentally Ill	1	5	12	18
Veterans	1	1	51	53
Persons with HIV/AIDS	0	1	9	10
Victims of Domestic Violence (Adults)	11	13	27	51
Criminal Justice System	3	0	79	82
Health Care System (Hospitals)	0	0	22	22

*based on the Cumberland County Continuum of Care 2010 Point in Time

Homeless Assessment

Overview

The following provides a description of the nature and extent of homelessness in Fayetteville and Cumberland County. Data is provided for the County as a whole since homelessness is addressed on a county-wide basis through the Continuum of Care Committee.

Needs of Sheltered and Unsheltered Homeless

Section 103 of the Stewart B. McKinney Homeless Assistance Act of 1987 defines “homeless” or “homeless individuals” to include:

- An individual who lacks a fixed, regular, and adequate night-time residence; and
- An individual who has a primary night-time residence
- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The needs of the homeless are divided into Sheltered and Unsheltered Homeless, Persons Threatened with Homelessness and Subpopulations of Homelessness. No specific information is available to quantify the population of persons threatened with homelessness in Fayetteville and Cumberland County. However, certain characteristics describe those most likely to face homelessness.

People without adequate and stable income will be continually at risk of a housing crisis. The majority of jobs now require moderate- to long-term training. Even entry-level positions are more technical than in previous times with widespread use of computer and telecommunication technology. Service and clerical jobs have replaced lower-skilled manufacturing and production jobs. These jobs often pay wages insufficient to support a family.

- Education and training are important to the labor force to sustain employment in decent paying jobs. The 2006 - 2008 Census Estimates reported that 20,785 persons age 25 and over in the County (12,180 for the City) had not finished high school. Persons without a high school diploma represent 11% of the population age 25 and over. People with no or minimum job skills are at risk of repeated housing crises.
- Children in single parent households are at risk of experiencing a housing crisis if they are poor. Women have historically earned less than men, making children in female-headed households the most vulnerable. The 2006 - 2008 Census

Estimates reported 16,375 female-headed households with children younger than 18 years of age in Cumberland County (10,618 residing in the City of Fayetteville). Of these, 7,140 (4,343 in Fayetteville) were living below the poverty level.

- Cost burden, particularly among households whose income is less than 80% of the AMFI, is a factor in analyzing the risk of homelessness. When households pay higher proportions of their incomes for housing, they are forced to sacrifice other basic necessities such as food, clothing, and health care. The 2009 CHAS Data identified a total of 11,515 lower income households (80% AMFI or less) in the City and County that were cost burdened and paying more than 30% of their income on housing costs. Of these, 6,810 (59%) were extremely cost burdened and paid 50% or more of their income for housing.
- Others at risk of becoming homeless include the following:
 - Persons leaving institutions;
 - Households with incomes less than 30% of the AMFI;
 - Victims of domestic violence;
 - Special needs populations (persons with HIV/AIDS, disabilities, drug and alcohol addiction);
 - People who are doubling-up, which is often identified by overcrowding;
 - Large families who are low income; and
 - Residents of rooming houses.

10-Year Plan to End Homelessness

Homelessness is a profound social problem. The characteristics of the homeless population in Fayetteville and Cumberland County mirror the multiple facets and special needs of all homeless people in North Carolina and the nation. Addressing the issue of homelessness in our community is a major challenge. Traditionally, the community has addressed these issues individually, whether it's a non-profit providing a place to shower and get a change of clothes, a faith-based group providing meals, private citizens volunteering their time, or through monetary donations. However, there are no simple solutions as the roots of homelessness are constantly changing. In 2008, the Cumberland County Continuum of Care strategized to develop the 10-Year Plan to End Homelessness.

The development of the 10-year Plan to End Homelessness is the result of a nationwide effort to focus community attention on homelessness. The task at hand was for the community to work cohesively in developing solutions that address the needs of the homeless. A series of public forums and agency interviews were held to gather community input during the planning process. Our Plan combines the efforts of a diverse group of stakeholders who are committed to ending homelessness in our community. The Plan outlines strategies to guide us in providing homeless men, women and children with coordinated services and housing options.

Priority 1: Community Awareness and Education Campaign

Goal: To change the face of homelessness in the community from that of the panhandler on the street to a more sympathetic icon that brings citizens into the support network.

Objectives:

- 1) Dispel common myths and misconceptions of the homeless population (emphasis on families and children)
- 2) Garner monetary support and an increased volunteer base to meet the increasing demand for homeless services

Priority 2: Lobby Congress for special appropriations to assist homeless veterans (and the homeless population in general)

Goal: To have dedicated funding by Congress for homeless assistance to veterans (and other homeless populations) added to the City and County legislative agenda.

Objectives:

- 1) Funding earmarks for the increasing number of homeless veterans in Cumberland County .
- 2) Funding earmarks for the overall homeless population in Cumberland County.

Priority 3: Identify additional funding sources for local programs

Goal: Increase available funding for local homeless service/housing providers

Objective:

- 1) Provide financial stability for local homeless initiatives in order to eliminate potential gaps in services.

Priority 4: Create a day resource center

Goal: Provide opportunity for homeless to access needed services and avoid duplication of effort.

Objectives:

- 1) To relieve the burden on homeless individuals traveling around the city for services.
- 2) Improve collaboration among service providers and avoiding duplication of effort.
- 3) Increase usage of local Homeless Management Information System (HMIS).

Priority 5: Establish Childcare Subsidy for Homeless Families

Goal: Provide opportunity for homeless families to obtain employment.

Objective:

- 1) Provide financial assistance to homeless families to make safe childcare choices in order to seek employment.

Priority 6: Additional Shelter Space

Goal: Provide additional shelter to eliminate the number of homeless who spend nights on the street.

Objective:

- 1) Increase shelter beds and supportive services available for populations identified by the CoC.

Priority 7: Transportation

Goal: Increase transportation options for the homeless.

Objective:

- 1) Provide transportation to enable the homeless to obtain employment, housing and other needed services.

Priority 8: Family Reunification Program

Goal: To reunite homeless individuals with family in a permanent housing situation.

Objective:

- 1) To reunite homeless individuals with family in a permanent housing situation.

Priority 9: Development of Additional Affordable Housing Options

Goals:

- 1) Provide housing options by creating new permanent housing beds for the homeless (chronic and/or families).
- 2) Increase the percentage of homeless persons remaining in permanent housing over six months.
- 3) Increase the percentage of homeless persons moving from transitional housing to permanent housing.

Objectives:

- 1) To provide immediate housing for individuals and families to get them “off the street.”
- 2) Provide the homeless with needed supportive services to remain in permanent housing (such as obtaining employment, education, etc.).

Priority 10: Outreach Network

Goal:

Expand outreach network to coordinate annual outreach efforts currently being undertaken.

Objectives:

- 1) Bring the homeless into the social support system and work with them to address their needs and help them gain self-sufficiency.
- 2) Media and advertising for coordination of efforts.

Subpopulations in the Region

While most organizations that make up the members of the Cumberland County CoC serve and represent the interests of all homeless populations, a number of member organizations focus their activities on specific subpopulations in the region, including the seriously mentally ill, substance abusers, veterans, people with HIV/AIDS, victims of domestic violence and youth. The populations and subpopulations served by the CoC are shown in the following table.

Table 1: Continuum of Care Homeless Population and Subpopulation Chart

		Sheltered		Unsheltered	Total
		Emergency	Transitional		
Homeless Population	Homeless Individuals	72	6	460	538
	Homeless Families w/ Children	13	44	88	145
	Persons in Homeless Families w/Children	40	176	279	495
	Total Homeless Persons	112	182	739	1033
Homeless Subpopulations	Chronically Homeless	4	2	28	32
	Severely Mentally Ill	1	5	12	18
	Chronic Substance Abuse	2	6	118	126
	Veterans	1	1	51	53
	Persons with HIV/AIDS	0	1	9	10
	Victims of Domestic Violence	11	13	27	51
	Youth (Under 18 years of age)	0	0	0	0
* Sum of homeless individuals and persons in homeless families with children					

The Cumberland County CoC conducted another point-in-time Count. This Count—completed in January 2010—showed the number of:

- Total homeless people in Cumberland County to be **1033**;
- Homeless people in families to be **495**;
- Homeless individuals to be **538**;
- Homeless veterans to be **53**;
- Homeless people with a history of domestic violence to be **51**; and
- Chronically homeless people to be **32**.

Homeless Existing Resources and Services

The fundamental components that comprise the Cumberland County Continuum of Care and its member agencies that provide services to the homeless are described below.

Table 2: Existing Services	
Utility Assistance	
Alms House Outreach Ministry	Community outreach ministry providing counseling and emergency food, clothing and financial assistance for Hope Mills and the southern Cumberland county area.

1 First Baptist Church	Offers Utility Assistance
Salvation Army	Provides a flexible program of emergency services for food, clothing, medical needs, transportation and financial assistance for needy persons. The organization also coordinates an extensive Christmas relief service and operates temporary shelter for transients and the homeless.
Synder Memorial Baptist Church	Offers Utility Assistance
Consumer Credit Counseling Services	Helps clients to budget money and reduce debt. In acute instances, debt liquidation plans are made.
Cumberland County Association for Indian People	Offers employment counseling, classroom training, adult basic education classes and assistance in locating sources for paying utility bills. Operates a senior center, daycare center and housing locator service. Offers rental assistance if eviction is threatened.
Veterans/Workforce Services	
Employment Securities Commission	Veterans Employment Services
Vocational Rehabilitation Services Office	Promotes employment and independence for persons with emotional or physical disabilities. Services include physical and specialist examinations and corrective treatment; vocational evaluation and work adjustment services; vocational training; maintenance and transportation if necessary during training; tools and equipment; job placement and follow-up. Services are for those who have a substantial job handicap caused by a physical or mental condition, and have a favorable prognosis for going to work.
Veterans Administration Hospital	General medical, surgical and short-term psychiatric care for veterans. The Veteran's Administration also operates a program to assist homeless veterans.
Work First	Assists families receiving public assistance in becoming self supporting. Services include job training, job search assistance, child care assistance, transportation and work experience.
Housing Assistance	
Green's Shelter for Women	Offers emergency shelter and food assistance
Cumberland Interfaith Hospitality Network Inc.	Provides shelter, food and assistance to homeless families including temporary housing referral, job referral and limited transportation for homeless families.
Fayetteville Metropolitan Housing Authority	Provides housing for the elderly, disabled and low-income families. Rent is based on income.
Robin's Meadow Apartments	Provides transitional housing for homeless families with children.

Women's Center of Fayetteville	Provides women with information on community services, vocational guidance and education. Sponsors support groups, personal growth seminars, health care and survival skills development workshops for women and youth. Provides legal clinic, Adult Basic Education, crafts training and other services to displaced homemakers.
Homeless Coalition	Monitors the homeless hotline, provides information on available beds and disseminates it to clients as needed, operates a homeless day center at St. Joseph's Episcopal Church and a homeless shelter called the Hope Center.
Ashton W. Lilly & Pat Reese Home	Offers emergency shelter and food assistance
Marantha House	Operates three temporary shelters for homeless men and women in need on a space available basis. Helps residents to become self-sufficient.
Department of Social Services	Offers emergency shelter and food assistance
Emergency Management	Offers emergency shelter and food assistance
Vick's Home	Transitional Housing for men.
Samaritan's Men's House	Offers emergency shelter and food assistance
Roxie Avenue Center	Offers emergency shelter and food assistance
Temporary Shelter - Cumberland County Social Services	Home for teen boys ages 13 – 16
Fayetteville Urban Ministry	Provides services including emergency assistance, Literacy program, Find-a-Friend program, financial assistance and home repair.
Crisis Intervention	
Care Family Violence Center	Provides services to those experiencing physical or mental abuse - crisis intervention, counseling, referral services, re-education and temporary housing for victims
Operation Blessing Crisis Pregnancy Center	Provides confidential counseling and free pregnancy tests
Rape Crisis Center	Provides 24-hour hotline to talk about assault
Save the Babies House of Refuge	Residential maternity home for unwed teenagers and other women in a crisis pregnancy. Offers minors the opportunity to attend public schools, work study programs, vocational training and tutoring.
New Beginnings	Provides safe, transitional housing for women and children in domestic violence situations. Individual and group counseling, children's services and referrals for food and clothing are also provided.
New Directions Transitional House	
Drug Addiction/Recovery/Health	
Hope Harbor Christian Mission	Recovering substance abuse - men only
Myrover Reese Fellowship Homes Inc.	A residential home for males who are alcoholics or chemically dependent.
The Oxford House - Elder	Shared living for substance abusers for men.
The Oxford House - Haymont	Shared living for substance abusers for men.
Stedman Recovery House	Offers emergency shelter and food assistance
Lisa's House of Care	Offers emergency shelter and food assistance
The Oxford House - Sandlewood	Shared living for substance abusers for men.

The Oxford House - Stedman	Shared living for substance abusers for men.
Cumberland County Health Department	Works to maintain the health of county residents through various programs and clinics.
Cumberland County Mental Health	Provides comprehensive treatment and case management for county residents.
The Oxford House - Lyon Road	Shared living for substance abusers for women.
Wade Family Medical Center	Provides family practice medical services. Fees based on family income, according to Department of Health and Human Services guidelines.
Better Health of Cumberland County	Provides assistance to low income individuals with health related emergencies. Services include a direct aid program which provides financial assistance for life-sustaining prescription drugs, medical appliances, vision exams and eyeglasses, supplies and transportation to medical centers and other medical services.
Cape Fear Valley Health System	Provides general medical care, emergency medical, chemotherapy and other health services.
The Care Clinic	Provides free basic primary healthcare for the uninsured who have limited resources
Meal Assistance	
Abney Chapel Community Service Center	Saturdays and Sundays at 1:30 pm also operates a food pantry and clothes closet.
City Rescue Mission	Temporary shelter, food, and clothing for men in need. The mission also provides help for residents in locating employment.
Evans AME Church	Thursdays, 10 a.m. - 12 p.m.
Hands That Help Ministry	Serves breakfast and lunch Monday – Friday
In Jesus' Name Ministry	Serves Monday, Tuesday and Sunday
United Way	Offers emergency shelter and food assistance
Open Arms Community Church	Serve meals Monday - Saturday 10 a.m. - 2 p.m.
Saint Joseph's Episcopal Church Breakfast Program	Provides free breakfast to the poor and homeless.
Praise Fellowship Church of God	Provides non-perishable food items & clothing on Thursdays
Clifford Christian Center	Offers emergency shelter and food assistance
Catholic Social Ministries	Provides family, personal, and marriage counseling, emergency assistance, a food pantry and baby clothes closet.

Homeless Facilities

The following housing projects and housing assistance programs were current in place or under development at the time of this plan.

Priority Homeless Needs in Cumberland County (2009)
(HUD Table 2A)

Inventory of Homeless Facilities

Facility or Resource		2009 Year-Round Units/Beds			2009 All Beds		
		Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	
Emergency Shelters	Care Family Violence Center	3	9	5	14	0	
	City Rescue Mission	0	0	6	6	0	
	Cumberland IHN	4	14	0	14	0	
	Green's Shelter for Women	0	0	10	10	0	
	Salvation Army	2	8	48	56	0	
	Gospel Services Benevolent Society	0	0	21	21	0	
	Total	9	31	90	121	0	
Transitional Housing	Cumberland County Comm. Dev.	12	32	0	32	0	
	Cumberland IHN	20	8	0	80	0	
	Lisa House of Care	0	0	5	5	0	
	Salvation Army (Step Up)	0	0	6	6	0	
	Salvation Army (Care Transitional)	14	33	0	33	0	
	Save the Babies House of Refuge	0	0	10	10	0	
	Total	46	77	21	98	0	
Permanent Housing	Current Inventory	Cumberland IHN (Leah)	5	15	0	15	0
		Cumberland IHN (Cedric)	0	0	0	0	0
		Cumberland IHN (Kincaide 1)	2	8	0	8	0
		Cumberland IHN (Kincaide 2)	0	0	0	0	0
		Salvation Army (Bonanza)	0	0	0	0	0
		Total	7	23	0	23	0
		Under Development					
	Total	0	0	0	0	0	

Continuum of Care Gaps Analysis

The point-in-time Count showed a 7% increase in homeless individuals and/or families in Cumberland County from 2009 to 2010. The CoC is increasing its total count by 8.7% to account for this rise in the homeless population. It must taken into account that the point-in-time assessment does not include a Count of every single homeless person in Cumberland County, as this population is transient and difficult to track.

To compile the data for its 2010 Continuum of Care Committee administered a point-in-time survey. The point-in-time survey asked service providers for the actual number of

people in emergency shelter, transitional housing, and permanent housing with support services. It also asked the number of persons by sub-populations served on the day of the survey. The Continuum of Care Committee cautions that the results are from just one day, and does not represent the actual need in the community, which can often vary significantly day to day. The following tables show the results of the point-in-time survey

Priority Homeless Needs in Fayetteville/Cumberland County (2009)
(HUD Table 2A)

		Beds		
		Current Inventory in 2009	Under Development in 2009	Unmet Need/ Gap
Individuals	Emergency Shelter	90	21	80
	Transitional Housing	21	0	105
	Permanent Supportive Housing	0	0	100
	Total	111	21	285
Persons in Families With Children	Emergency Shelter	31	0	55
	Transitional Housing	77	0	232
	Permanent Supportive Housing	23	0	80
	Total	131	0	467

Priority Homeless Needs in Fayetteville/Cumberland County (2010)
(HUD Table 2A)

		Sheltered		Unsheltered	Total
		Emergency	Transitional		
Homeless Population	Homeless Individuals	72	6	460	538
	Homeless Families w/ Children	13	44	88	145
	Persons in Homeless Families w/Children	40	176	279	495
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	Chronic Substance Abuse	2	6	118	126
	Veterans	1	1	51	53
	Persons with HIV/AIDS	0	1	9	10
	Victims of Domestic Violence	11	13	27	51
	Youth (Under 18 years of age)	0	0	0	0

Supportive Housing for Non-Homeless Persons with Special Needs

Supportive housing is defined as living units that provide a planned services component with access to a range of services identified as necessary for the residents to achieve personal goals.

In examining supportive housing for persons with special needs, Cumberland County has considered the needs of the elderly, persons with disabilities (including mental, physical and developmental), alcohol and substance abusers and persons with HIV/AIDS. Because

it is not always possible to determine the number of person who have supportive housing needs, the Consolidated Plan uses standards recommended by national agencies to determine the number of persons with supportive housing needs. A discussion of the housing needs for these sub-populations follows.

Elderly and Frail Elderly Persons

A frail elderly person is defined as a person who has one or more limitations of activities of daily living (ADLs) and is a person who may need assistance. Elderly persons may need housing assistance for two reasons – financial and supportive. Supportive housing is needed when an elderly person is both frail and low income, since the housing assistance offers services to compensate for the frailty in addition to financial assistance. By this definition, only the frail elderly require supportive housing.

Since 2000, the number of citizens over the age of 65 in Cumberland County has increased from 20,395 to 28,140 according to the 2006 – 2008 Census Estimates, an increase of 38%. Elderly households represent 20.2% of all households. In 2000 there were 7,164 elderly households in Cumberland County, of which 4,384 households, or 61.2%, were low-income. The following table provides an overview of renter and owner elderly households.

Elderly and Elderly Low-Income Households (2009)

	All Households			Low-Income Households	
	Total	Elderly	Percent of Total	Elderly	Percent Low-Income
Renters	48,920	3,585	7.3%	1,990	55.5%
Owners	68,595	20,240	29.5%	3,600	17.8%
Total	117,515	23,825	20.2%	5,590	23.5%

The majority of elderly renter-occupied households are low-income. Of the 20,240 elderly owner-occupied housing, 3,600 (or 17.8%) are low-income and 55.5% two-thirds of renters are low-income.

The 2008 Census Estimates do not report on disabilities, the 2000 Census reports that of the 28,140 elderly individuals living within Cumberland County:

- 11,266 reported that they had a disability.
- 1,230 (24%) of those elderly with a disability reported that they had a self-care disability that limited their ability to dress, bathe, or get around inside their home without assistance.
- 2,344 (46%) of the elderly with a disability reported that their disability limited their ability to go outside their home alone to shop or visit a doctor’s office.
- 1,261 (13%) of all elderly persons were living below the poverty level; 866 (17%) of all elderly persons with a disability had income levels below poverty.

Persons with Disabilities

Persons with mental illness, disabilities and substance abuse problems need an array of services. Their housing requires a design that ensures residents maximum independence in the least restrictive setting, including independent single or shared living quarters in communities, with or without onsite support. Options include:

- Living with family or friends with adequate support and/or respite services
- Small, home-like facilities in local communities close to families and friends, with the goal of moving to a less structured living arrangement when clinically appropriate

Residential placements need to provide the equipment and supplies necessary to assist in successful, long-term housing stability. Admission to state or private hospitals, mental retardation centers, state schools or alcohol and drug abuse treatment centers must not be considered permanent or long-term residential options.

Because the 2008 Census Estimates do not report on disabilities, the 2000 Census reported on non-institutionalized disabled persons, age five and over. The enumeration excludes institutionalized disabled persons, which consists of persons under formally authorized, supervised care or custody in institutions. The Census specifies that a disability is a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

- The 2000 Census reported that there were 139,497 non-institutionalized persons age 5 and over in Cumberland County outside of Fayetteville. Of these, 29,320 (21%) reported a disability.
- There were 10,127 working age persons between the ages of 16 to 64 with a disability who were unemployed.
- 4,742 (16%) of the 52,909 disabled persons were living below poverty.

The disabled population in the City can be divided into three categories: mentally disabled, developmentally disabled, and physically disabled.

Mentally Ill

Those individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The majority of these individuals receive their sole source of income from financial assistance programs—Social Security Disability Insurance or Social Security Income. The housing needs for this population are similar to other low-income individuals. However, because of this limited income, many of these individuals may live in either unsafe or substandard housing. The citizens need case management, support services and outpatient treatment

services to monitor and treat their mental illness. Facilities in Cumberland County that provide behavioral and/or psychiatric care include the following:

Severe mental illness includes the diagnoses of psychoses and major affective disorders such as bipolar and major depression. The condition must be chronic (i.e. existing for at least one year) to meet the HUD definition for a disability.

Because the 2008 Census Estimates do not report on disabilities, the 2000 Census reports on the non-institutionalized population with a mental disability. The Census defines mental disability as an emotional condition that makes it difficult to learn, remember, or concentrate.

- There were 7,111 non-institutionalized persons age 5 and over with a mental disability, which is equivalent to 5.1% of the 139,497 non-institutionalized persons age 5 and over in the County outside of the City.
- 1,698 (24%) of persons with mental disabilities were children between the ages of 5 and 15.
- 4,015 (56%) were working-age adults between the ages of 16 and 64.
- 1,398 (20%) were elderly individuals age 65 and over.

Through case management and counseling services available to the homeless mentally ill and substance abuse population within the Cumberland County Local management Entity, homeless persons can receive needed services on demand with the resources of the Project for Assistance in Transition from Homelessness (PATH). This homeless agency address problems through outreach combined with the immediate availability of walk-in, and a non-threatening environment.

Many homeless providers in Cumberland County have indicated that there is a problem with dually diagnosed persons in the community. The service providers report that many of the dually diagnosed are difficult to place and end up falling through the cracks in the system. The service providers reported that the parents and guardians of the dually diagnosed often become burned out, calling the police to take the person away and then rely on the service providers to care for the person.

Developmentally Disabled

Housing for the disabled must include a variety of options to meet the unique needs of persons with diverse types of disabilities. Services must be provided by area programs or contracted privately, including group home placements, intermediate care facilities, supported living programs, supported employment, sheltered workshops, home ownership and rental subsidy. Facilities in Cumberland County that provide housing and services for the Developmentally Disabled include the following:

- Cumberland County Mental Health Local Management Entity
- Cumberland County Health Department
- Wade Family Medical Center

- Cape Fear Valley Health System
- Better Health of Cumberland County

Alcohol and Substance Abusers

The majority of people who suffer from any form of alcohol or substance abuse maintain jobs and homes at the beginning stages of their problem. However, as the problem progresses, the ability to maintain a well-functioning lifestyle diminishes. This problem touches every income and racial group, but is found to be most prevalent among the lowest income groups. Preventive programs incorporated into housing services provided to low-income persons are necessary to address this problem.

The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems at 14% to 16%, and the number of women with similar problems at 6%. No similar statistics exist for abuse of other drugs. However, the National Institute of Alcohol Abuse and Alcoholism estimates that one-third or more of the clients in publicly funded residential group programs are homeless most of the year before entering treatment.

Persons with HIV/AIDS

According to the most recent quarterly update of the North Carolina HIV/STD Surveillance Report, Cumberland County had 73 reported cases of HIV disease in 2009, which represents 4% (1,769) of all the cases reported in North Carolina. With 50 cases reported in 2004, Cumberland County showed a marked decrease in the number of AIDS cases—down from 84 reported cases in 2008 and 51 reported cases in 2007.

Reported Cases of HIV/AIDS in Cumberland

Year	HIV	AIDS
2007	108	51
2008	167	84
2009	73	50

While prevention, medical and support services are available to people with HIV/AIDS, there is a greater need for permanent supportive housing. Other types of housing assistance needed include rental assistance and transitional supportive housing for patients leaving institutions of physical health or incarceration.

The housing needs of people living with HIV and AIDS are diverse. Housing programs targeting the population need to be flexible enough to address a wide range of needs and problems. Programs should focus on helping people with HIV and AIDS to stay in their own homes. Housing programs may need to find ways to address underlying causes and related problems such as alcohol and drug services, mental health services, benefits counseling, and public transportation.

Housing programs for persons with HIV and AIDS should include the following:

- Direct financial or in-kind assistance to clients, specifically rental and mortgage assistance.
- Direct services, specifically case management and in-home services.
- A flexible indirect assistance component that provides a pool of funds to address multiple housing concerns such as utility assistance, home improvements and renovations.

The Cumberland County Health Department offers education and tests for HIV, pre- and post-test counseling, and information and referrals. Humans United Giving Greater Services (HUGGS) operates a day center where persons living with HIV/AIDS can access vocational rehabilitation in the form of education and training. Cape Fear Regional Bureau for Community Action offers education and testing for HIV, pre- and post-test counseling. Offers outreach providing information and referrals.

Needs identified by the Cumberland County Continuum of Care for the HIV/AIDS population includes:

- Community based client assessment for early identification of patients infected with HIV/AIDS;
- Short term rental payments to prevent homelessness;
- Permanent housing options for homeless persons;
- Intensive supportive services with individual assessment and case management focusing on preventing homelessness and maintaining permanent housing, access to primary health care, substance abuse treatment, mental health services, social services, and crisis intervention; and
- Transportation to receive medical treatment as most of the treatment is outside of Cumberland County.

Priority Homeless Needs

Priority Homeless Needs No. 1: Support a homeless tracking system throughout the continuum of care.

Objectives: Strengthen a homeless accountability/tracking system.

Strategies:

1. Increase the capacity building and training opportunities for homeless shelters to participate in the Carolina Homeless Information network (CHIN).
2. Provide capacity building training opportunities for homeless services providers and other non-profits to meet minimum standards set by the Cumberland County Continuum of Care.
3. Continue the homeless project officer program provided by the Fayetteville Police Department to work with sheltered and unsheltered homeless persons.

Priority Homeless Need No. 2: Support Homeless Services

Objective: Provide support to the Cumberland County Continuum of Care

Strategies:

1. Provide emergency utility assistance and to homeless shelter providers.
2. Provide utility assistance for homeless persons leaving transitional housing for permanent housing.
3. Provide support to the Homeless Project Officer provided by the Fayetteville Police Department.

Priority Homeless Need No. 3 Collaborate with local human services agencies to develop programs designed to break the cycle of homelessness.

Objective: Develop and support programs that provide job skills training to help homeless persons qualify and obtain permanent employment.

Strategies:

1. Work with local human service agencies to develop programs that create job opportunities for homeless persons.

Priority Homeless Need No. 4: Through partnership with the Cumberland County Community Development and the Continuum of Care implement the 10-year Plan to End Homelessness.

Objective: Implement the priorities of the 10-year plan to End Homelessness.

Strategies:

1. Work with the Cumberland County Community Development Department and the Continuum of Care to implement the priorities of the 10-year Plan to End Homelessness.

The following is a description of the supportive services available to the homeless in Cumberland County by the population served.

General Population

- The Hope Center emergency shelter provides food, shelter and case management referral.
- The City Rescue Mission assists its residents with food, shelter and locating employment.
- Mrs. Green's Home for women is an emergency shelter for women. Food and counseling are also provided.
- New life Mission Shelter for Men provides shelter for men newly released from incarceration, provides referral for employment and mental health support.

- Operation Inasmuch Homeless Day Center provides breakfast meal program, counseling, Job skills training, GED program and employment opportunities assistance.
- The Cumberland Interfaith Hospitality Network provides shelter, food and assistance to homeless families including temporary housing, housing referral, job referral, and limited transportation.
- The Salvation Army of Fayetteville provides emergency, transitional and permanent housing. Other services include food, utility and rental assistance and clothing.
- The Women's Center of Fayetteville serves as a regional, multi-service resource and advocacy center. Their mission is to promote the growth, productiveness and well being of women through counseling, education, and information and advocacy programs.
- The Women's Center's Lease to Home program offers homeless families with low to moderate income the opportunity to move into, and eventually own, their own home. This innovative program is structured to help families transition out of homelessness into permanent housing and home ownership. The program is geared to help families who are homeless, living in shelters, staying with family and friends, or on the verge of eviction. It offers a unique opportunity for families who have a goal of home ownership but need time to save money and work on other issues that have prevented them from becoming homeowners.

Anti-poverty activities and substandard and Affordable Housing Needs

The City has targeted significant CDBG and HOME resources within core low-income areas to execute its anti-poverty strategies. These resources will act as catalysts to invite additional public and private investment of capital and services; increase the quantity and quality of affordable housing; and help low to moderate-income residents acquire needed information, knowledge and skills to improve their employment opportunities. The City will conduct the following activities during the 2010-2015 program years to execute its anti-poverty strategies and address substandard and affordable housing needs:

- **Homeownership Assistance**

Homeownership is a vital factor in wealth creation, neighborhood revitalization and community stability. The City provides down payment assistance to enhance homeownership opportunities for low to moderate-income families. Maximum down payment assistance is \$3,000 per unit. Resale and recapture provisions are included in the terms of the promissory note and deed of trust. If the property is sold or transferred prior to the expiration of the note, the balance of all sums secured by the deed of trust shall be due and payable at the time of transfer.

The City also offers a Mortgage Assistance Program in which 19% of the purchasing price may be obtained up to the maximum assistance of \$20,000 at 2% interest as a second mortgage to reduce the overall cost of financing needed to purchase single-family home. The program was designed to also increase the purchasing power and make the

home more affordable to a low to moderate income homebuyer. Resale and recapture provisions are the same as for the City's Down Payment Assistance Program.

The City partners with Consumer Credit Counseling Services (CCCS) to provide homebuyer education to prospective homebuyers. Successful completion of the homebuyer education program is mandatory in order to receive assistance from the City. Program participants receive a credit assessment from CCCS and if needed an individualized credit counseling program is setup to help prepare the individual for mortgage qualification. The City also shall also provide funding to CCCS to pay for the application fee for credit counseling to 25 low-income prospective homebuyers for the upcoming program year.

- **Housing Rehabilitation**

The City provides housing rehabilitation assistance through either a revolving loan pool or emergency home repair grants. Homes requiring substantial rehabilitation services are handled through the revolving loan pool. Homeowners requiring immediate housing rehabilitation assistance are referred to the emergency home repair program.

The revolving loan pool makes funds available for low to moderate-income homeowners and investor-owners, to make substantial repairs to deteriorated single-family and multi-family housing units. Income requirements will dictate whether the household will receive a deferred payment loan or low-interest loan

The City offers emergency home repair services for low to moderate-income homeowners. The focus is on repairing substandard housing conditions that require immediate attention. First priority is given to homes that have serious problems such as bad flooring, bad stairs, and roofing needs. Service recipients are low to moderate-income homeowners who reside in the City. The program focus is on repairing substandard housing conditions that require immediate attention. First priority is given to homes that have serious problems such as bad flooring, bad stairs, and roofing needs.

The City also offers the Residential Façade Grant Program for exterior repairs to a low to moderate income families, concentrating on the façade of the home, and in effort to improve the over all look of communities within the city. Eligible exterior repairs include painting, vinyl siding installation, window replacement, roof replacement, soffit and fascia board replacement, awning installation, existing siding repair, porch repair, light fixture replacement or installation, window shutter replacement or installation, door replacement, replacement of torn or deteriorated wood/boards, and decorative fencing repair. The program is currently funded with CDBG-R funds, but is expected to be a continuously funded program by the City even after CDBG-R funds have been expended.

- **Replacement Housing**

This program was designed and implemented during the third quarter of the 2004-2005 program year to provide one-to-one replacement housing units to qualified rehabilitation program applicants whose homes are determined to be in an advanced state of deterioration and economically infeasible to rehabilitate in bringing up to minimum housing code standards. Replacement housing may be provided in either of the following

forms: 1) Same site construction: building a new house on the existing lot after demolition of the existing structure; 2) Relocation (existing pre-owned or new construction): applicant to move in a pre-existing dwelling (new or pre-owned) owned by either the City of Fayetteville or one of its City-funded participating CHDOs, relinquishing ownership of the land occupying the previous dilapidated unit to the City of Fayetteville; 3) Moving an existing house to the cleared lot, after demolition of the existing structure. The City shall select the most feasible form of replacement housing available at the time of need, and in which the homeowner is in agreement.

• **Single Family Housing Development**

The City will continue its partnerships with the Fayetteville Area Habitat for Humanity, Kingdom Community Development Corporation and the Women’s Center of Fayetteville to build and sell or acquire and rehabilitate affordable single family dwellings to low income homebuyers or lease to own tenants. The City shall deed over available vacant parcels at no charge to any of these organizations on a lot by lot basis that were previously acquired with federal funds (old Urban Renewal Program) and/or CDBG funds from the Acquisition and Demolition Program.

• **Multifamily Housing**

The City will continue to seek opportunities to leverage its funds for the construction of affordable multi-family housing. Since 1998, multi-family housing has been provided through the construction of Adams Court Apartments, Longview Green Apartments, Blanton Green Apartments, Blanton Green Apartments II, Blanton Green Apartments III Haymount Manor Apartments, Rosehill West Apartments, Bunce Green Apartments, Bunce Manor Apartments, Eastside Green Apartments, Eastside Green Apartments II, Maple Ridge Apartments and Maple Ridge Apartments III. Eastside Green III and Bunce East Apartments are proposed for the 2010-2011 program year. The City will utilize its HOME funds for these projects.

Inventory of Assisted Rental Housing – 2010

Development	Census Tract	Total Units	Funding
<i>City of Fayetteville</i>			
Adams Court Apartments	8	40	LIHTC
Haymount Manor Apartments	9	48	LIHTC
Rosehill Gardens	12	100	LIHTC
Eastside Green I	14	60	LIHTC
Eastside Green II	14	48	LIHTC
Blanton Green Apartments	23	48	LIHTC
Blanton Green Apartments II	23	48	LIHTC
Blanton Green Apartments III	23	36	LIHTC
Rosehill West Apartments	24	76	LIHTC
Longview Apartments	25.02	48	LIHTC
Bunce Green Apartments	33.02	80	LIHTC
Bunce Manor Apartments	33.02	48	LIHTC
Maple Ridge I	33.07	48	LIHTC
Maple Ridge III	33.07	80	LIHTC
Total		856	

• **Transitional/ Housing For Homeless Families**

The City and County has participated in partnerships to create transitional housing at Ashton Woods Transitional Housing Complex and Robins Meadows Transitional Housing.

The City also provided funded to assist with the renovation of the Hope Center Homeless Shelter located on Person Street. The facility is operated by Gospel Service Benevolent Society; and has provided funding to the Salvation Army to assist with it's emergency shelter operations.

Housing Objectives to provide affordable rental and homeownership opportunities

The City's housing programs are designed to benefit residents who have extremely low incomes, low incomes and moderate incomes. The table below projects the number of families that shall benefit from the City's housing activities by income level for the period of 2010-2015.

2010-2015 Housing Objectives-Affordable Rental and Homeownership

<u>Activity</u>	<u>Extremely Low-Income Families (0-30% of MFI)</u>	<u>Low-Income Families (31%-50% of MFI)</u>	<u>Moderate Income Families (51%-80% of MFI)</u>	<u>Totals</u>
Existing Owners	250	250	250	750
Renters	50	150	150	400
Home buyers	<u>10</u>	<u>30</u>	<u>80</u>	<u>120</u>
	310	430	480	1270

Extremely low-income families have household incomes between 0 and 30 percent of Fayetteville's median income (determined by HUD annually). Low-income families have household incomes do not exceed 50 percent of the median family income. Moderate-income families have household incomes that do not exceed 80 percent of the median income.

Barriers to Affordable Housing

According to the latest Housing Market Analysis, low wages still remain a major barrier to affordable housing in Fayetteville and Cumberland County with many who are employed not earning a living wage. As stated previously, approximately 40% of all households in both Cumberland County and the City have household incomes at \$35,000 or less or with a median income of around \$26,735. In addition, the highest rate of unemployment is amongst the protected classes, with unemployment among non-white being more than double white civilians. Therefore, the higher rate of unemployment by protected classes affects their ability to be adequately housed.

According to the 2006-2008 Census estimates, the median income for a family residing in Cumberland County was \$63,382. Males had a median income of \$38,963 versus \$30,613 for females. The per capita income for the county was \$22,564. As depicted in 2008 estimates, males in the City of Fayetteville had a median income of \$41,808 versus \$30,255 for females.

Fayetteville, NC (MSA) 2009 – Labor Force Statistics (through Nov. 2009)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Labor Force	149,619	150,601	150,165	151,336	151,740	154,134	151,935	150,326	151,714	153,636	153,009	
Employed	136,446	136,297	136,548	138,619	137,860	139,607	137,495	136,593	138,022	139,775	139,027	
Unemployed	13,173	14,304	13,617	12,717	13,880	14,527	14,440	13,733	13,692	13,861	13,982	
Rate %	8.8	9.5	9.1	8.4	9.1	9.4	9.5	9.1	9.0	9.0	9.1	

Cumberland County, NC 2009 – Labor Force Statistics (through Nov. 2009)

	J	F	M	A	M	J	J	A	S	O	N	D
Labor Force	130,436	131,284	130,942	131,899	132,325	134,368	132,495	131,081	132,300	133,944	133,402	
Employed	118,842	118,712	118,931	120,735	120,074	121,595	119,756	118,970	120,215	121,741	121,090	
Unemployed	11,594	12,572	12,011	11,164	12,251	12,773	12,739	12,111	12,085	12,203	12,312	
Rate %	8.9	9.6	9.2	8.5	9.3	9.5	9.6	9.2	9.1	9.1	9.2	

Source: www.ncesc.com

On March 9, 2010, Manpower, an international employment services firm, released the results of its Q2 2010 Manpower Employment Outlook Survey. According to the survey, Fayetteville area employers (including Cumberland County) are expected to hire with a 14% outlook, significantly higher than the 8% outlook for the entire nation. This means that 14% of all employers in the Fayetteville MSA are expecting to hire additional personnel within the next quarter¹.

The top sectors identified in this report that will be hiring are:

- ◆ Construction
- ◆ Transportation & Utilities
- ◆ Wholesale & Retail Trade
- ◆ Information
- ◆ Professional & Business Services
- ◆ Leisure & Hospitality
- ◆ Government

Employers in Durable Goods Manufacturing plan to reduce personnel while the Education and Health Services job sectors expect to remain at current levels.

Additional barriers to affordable fair housing are poor credit history, insufficient funds for the required down payment, unemployment and under-employment, a lack of flexible underwriting from financial institutions, inability to pay a standard mortgage, lack of

¹ Q2 2010 Manpower Employment Outlook Survey. Manpower, March 9, 2010 <http://manpower-employmentreports.mediaroom.com/index.php?s+43&item=409>

governmental funding to subsidize rents and for development of additional affordable housing units sufficient enough to address the needs of lower income households, discrimination in providing fair housing, and predatory/home mortgage lending practices when lending to the protective classes even when loans are offered.

The City's strategies to mitigate these barriers are represented by its partnership with Consumer Credit Counseling Services, Inc. (CCCS) and training programs offered through the City's Neighborhood Resource Center network. The City and County have partnered with CCCS to provide monthly homebuyer workshops to low to moderate-income families who would like to learn how to buy a home. Workshop topics include preparing for homeownership, shopping for a home, obtaining a mortgage, the closing process, and responsibilities of a homeowner. Programs and training offered at the Neighborhood Resource Centers include, but are not limited to, credit repair; Adult basic Education and GED classes; internet access to the Employment Security Commission.

Affirmatively Furthering Fair Housing

Basis for the Analysis of Impediments to Fair Housing Choice

Each year, the U.S. Department of Housing and Urban Development [HUD] requires Community Development Block Grant [CDBG] entitlement grantees [such as Cumberland County the City of Fayetteville] to submit a certification that they will affirmatively further fair housing and that their grants will be administered in compliance with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act of 1968. Title VIII of the Civil Rights Act of 1968, as amended, commonly known as the Fair Housing Act, prohibits discrimination in the sale or rental of housing on the basis of race, color, religion, sex, and national origin. The Act was amended in 1988 to provide stiffer penalties, establish an administrative enforcement mechanism and to expand its coverage to prohibit discrimination on the basis of familial status and disability. The Act also requires the Secretary of HUD to administer the Department's Housing and Community Development Programs in a manner that affirmatively furthers fair housing.

Provisions to affirmatively further fair housing (AFFH) are principal and long-standing components of HUD's housing and community development programs. These provisions flow from the mandate of Section 808(e)(5) of the Fair Housing Act which requires the Secretary of HUD to administer the Department's housing and urban development programs in a manner to affirmatively further fair housing².

Local entitlement communities meet this obligation by performing an "*Analysis of Impediments to Fair Housing Choice* [AI] within their communities and developing (and implementing) strategies and actions to overcome these barriers based on their history,

² U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1 (Chapter 1: Fair Housing Planning Historical Overview, Page 13)*. March 1996.

circumstances, and experiences. In other words, Cumberland County and the City of Fayetteville will define the problems, develop solutions, and be held accountable for meeting the standards they set for themselves. This analysis identifies the impediments to Fair Housing Choice in the jurisdiction, assesses current fair housing initiatives, and describes actions the jurisdiction will take to overcome the identified impediments. If Cumberland County and the City of Fayetteville identify local impediments to fair housing choice, these grantees will take actions that address the impediments, at which time HUD will presume that the grantee is meeting its obligation and certifying to affirmatively further fair housing by:

- Analyzing and eliminating housing discrimination within the jurisdiction;
- Promoting fair housing choice for all persons;
- Providing opportunities for racially and ethnically inclusive patterns of housing occupancy;
- Promoting housing that is physically accessible to all persons to include those persons with disabilities;
- And, fostering compliance with the nondiscrimination provisions of the Fair Housing Act.

By following this process, Cumberland County and the City of Fayetteville promote fair housing choice for all persons, to include Protected Classes, as well as providing opportunities for racially and ethnically inclusive patterns of housing occupancy, identifies structural and systemic barriers to fair housing choice, and promoting housing that is physically accessible and usable by persons with disabilities.

Through its Community Planning and Development [CPD] programs, HUD's goal is to expand mobility and widen a person's freedom of choice within an area they choose to live. The Department also requires Community Development Block Grant [CDBG] Program grantees (those Entitlement jurisdictions such as Cumberland County and the City of Fayetteville that administer the above identified CPD Programs) to document AFFH actions in the CDBG and Comprehensive Housing Affordability Strategy [CHAS] annual performance reports that are submitted to HUD.

Definitions

As defined in *The Fair Housing Planning Guide*, the definition of Affirmatively Further Fair Housing [AFFH] requires a grantee to:

- Conduct an analysis to identify impediments to fair housing choice within the jurisdiction;

- Take appropriate actions to overcome the effects of any impediments identified through the analysis;
- And, maintain records reflecting the analysis and actions taken in this regard³.

As described in *The Fair Housing Planning Guide*, the CHAS statute at Section 104(21) defines the term “certification” within the context of the Certification to Affirmatively Further Fair Housing [AFFH] to be:

- A written assertion
- Based on supporting evidence
- Available for inspection by the Secretary, the Inspector General and the public
- Deemed accurate for purposes of this Act unless the Secretary determines otherwise after:
 1. Inspecting the evidence
 2. Providing due notice and opportunity for comment⁴.

In carrying out its local Analysis of Impediments to Fair Housing Choice, Cumberland County and the City of Fayetteville utilized the following definition of Fair Housing Choice as outlined by HUD:

- The ability of persons of similar income levels to have available to them the same housing choices regardless of race, color, religion, sex, national origin, familial status, or handicap.

As defined in *The Fair Housing Planning Guide*, the definitions of impediments to fair housing choice include:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin⁵.

Limitations of This Analysis

³ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1 (Chapter 1: Fair Housing Planning Historical Overview, Page 14)*. March 1996.

⁴ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1 (Chapter 1: Fair Housing Planning Historical Overview, Page 16)*. March 1996.

⁵ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1 (Chapter 2: Preparing For Fair Housing Planning, Page 26)*. March 1996.

The following information, herein defined as Cumberland County and the City of Fayetteville's *Analysis of Impediments to Fair Housing Choice*, was prepared for the purposes as previously described. Therefore, this report seeks to identify impediments and develop a proposed Fair Housing Action Plan as proposed solutions. Many of the impediments identified in this report will require additional research and on-going analysis by the City and County's Community Development Staff. This report does not constitute a comprehensive planning guide but simply provides analysis as to the current situation and prepares a plan of action to address existing impediments.

Findings

The following are findings of the Analysis of Impediments conducted in March of 2010 by WFN, Inc. along with their suggested recommendations:

Impediments and Proposed Fair Housing Action Plan

Impediment #1 – Accessibility to Effective Public Transportation

Public transportation plays a role in expanding the supply of affordable housing to groups in need and others protected under fair housing laws. At issue is the ease with which a citizen can travel from home to work if he/she lives in a lower income area or an area of minority concentration. If public transportation from a lower cost neighborhood is inefficient in providing access to employment centers, that neighborhood becomes inaccessible to those without dependable means of transportation, particularly very low-income residents, the elderly, and persons with disabilities.

While the City of Fayetteville does provide public transportation options through its Fayetteville Area System of Transit (FAST), it does not have adequate service routes to all areas of the City or into areas outside of Fayetteville to the rest of Cumberland County; has limited hours of operation which does not provide assistance for those working 2nd and 3rd shift jobs or on weekends (especially Sunday), and the length of time it takes a citizen to utilize the current bus routes can be quite lengthy according to rider feedback.

Recommendation

The City of Fayetteville conducted a Transit Development Plan (TDP) in March 2009. In order to address the issues raised in the TDP and this *Analysis*, the City should proceed to implement the recommendations and begin to expand FAST services, routes and operating hours, to include Sunday and late evening operations.

Cumberland County lacks any form of Public Transportation system aside from the few routes operated through FAST to Fort Bragg and Hope Mills. In order to achieve true Fair Housing Choice, the County should conduct a TDP of its own and look into either assisting the City of Fayetteville expand FAST's services into the County or develop its own transit system.

Impediment #2 - Expanding Affordable Housing Choices

Although Cumberland County has relatively low-cost housing, not all groups benefit. Much of the housing for sale, even at the lower end, is priced beyond the means of lower-income families. While rental housing is less expensive, the majority of multi-family housing consists of smaller one- and two- bedroom units.

Historically, the region has had a sufficient stock of single-family home rentals, but where larger households have difficulties is locating housing with three or more bedrooms. The cost to rent these larger single family homes can be expected to increase beyond the reach of many low-income minority households. In fact, according to the 2008 Census Estimates, 48% of all renters pay 30% or more of their incomes on rent alone.

Moreover, demographic data show that minority families on average have lower per capita income and larger household sizes in nearly all communities. These families find themselves in a highly competitive market for the few larger rental units available. Poverty rates for single females with children are high across the county.

There is insufficient financing to develop the amount of affordable housing required to address the needs of lower income households as evidenced by the waiting lists for assisted housing, public housing and Section 8 Rental Assistance Program.

Recommendation

While both the City and County have taken recent actions to increase the supply of affordable housing, further steps are needed to develop a viable affordable housing strategy together with effective implementing policies to include more subsidized housing. Continuing to utilize HUD grants to further fund new and existing housing development and rehabilitation projects, especially affordable rental units, is highly recommended for both the City and County.

Another method to remove this impediment would be the study and potential use of inclusionary zoning and density bonuses. Researching successful efforts made in other jurisdictions across would be recommended.

Impediment #3 – Lack of Public Education/NIMBYism

The current amount of Fair Housing education classes, workshops, informational materials and programs is limited within both the County and City. Public opposition to affordable rental and for-sale housing suggests that citizens misunderstand the potential benefits.

In fact, in the Fair Housing Survey, 58% of all respondents said they were not familiar with the Fair Housing laws. When asked if they knew how to file a Fair Housing report in Cumberland County and the City of Fayetteville, 77% did not know how. This shows a lack of education in place and needs to be addressed before true Fair Housing Choice can exist in the City and County.

Recommendation

While the Fayetteville-Cumberland Human Relations Department already has promotional and information materials readily available, to remove this impediment, they should further conduct an education and outreach campaign targeting housing providers and consumers using multiple media vehicles in English, Spanish, and other major languages common to Cumberland County and the City of Fayetteville residents. The Fayetteville-Cumberland Human Relations Department should employ enforcement testing and follow-up investigation of fair housing complaints in a timely manner. If litigated successfully, results should be published in local media to strengthen public knowledge of Fair Housing Law.

Impediment #4 - Mortgage Lending

Equal opportunity to credit, or fair lending, is one of the cornerstones of fair housing. It is a step in purchasing a home where discrimination can prevent a qualified buyer from successfully obtaining a home. Lenders continue to more frequently deny minority applicants than White applicants, even when controlling for income. Upper income Black applicants, those earning over 120% of median income, were more likely to be denied home loans than White applicants earning between 50% and 79% of median income.

Unfortunately, origination and denial rates in home lending only tell half the story. Predatory lending, defined by HUD and the U.S. Department of the Treasury as lending involving deception or fraud, manipulation of borrowers through aggressive sales tactics, or taking unfair advantage of a borrower's lack of understanding about loan terms, threatens low-income and minority loan applicants. These practices are often combined with loan terms that, alone or in combination, are abusive or make the borrower more vulnerable to abusive practices.

With an origination rate of less than 50%, the HMDA data suggests discriminatory mortgage lending practices. The data indicates targeting of sub-prime loans towards minorities and other predatory lending practices.

Recommendation

The HMDA data indicates targeting of sub-prime loans towards minorities and other predatory lending practices. The Fayetteville-Cumberland Human Relations Department, in conjunction with the North Carolina Human Relations Commission, should distribute educational materials on predatory lending to vulnerable groups, including minorities and seniors.

Further research and testing into the mortgage lending and underwriting practices is required to determine if any "predatory" practices limiting Fair Housing Choice exist. The County and City should initiate a variety of monitoring activities that provide information on the results of policies, practices, and procedures used within the housing industry.

Activities can range from reviewing and analyzing data available to the general public, such as HMDA data, to conducting Fair Housing Audits to determine the extent of

discriminatory practices (if any) in a particular segment of the housing market, to sending in testers from different racial, ethnic and income-level backgrounds.

Possible penalties for those found “guilty” of predatory lending practices could be enforcement of fines against the person(s) and/or organization involved, getting HUD, the FDIC and FTA involvement in enforcement actions, and seeking to legal actions through class-action/civil lawsuits.

Impediment #5 - Land Use and Zoning

Zoning regulations were examined to determine if the entitlement jurisdiction encourages development and maintenance of affordable housing or imposes barriers to the detriment of affordable housing. Planning tools of interest include inclusionary zoning ordinances and density bonuses.

Land use and zoning regulations are sometimes used to discriminate against people under the guise of preserving “neighborhood character”. Zoning and land use policies relating to occupancy restrictions, family definition, and constraints on group homes for persons with disabilities were reviewed for their effect on fair housing choice. No jurisdiction limits the number of occupants in a dwelling beyond the number allowed by the Uniform Housing Code.

The County and City’s definition of family excludes unrelated groups of more than five persons. State statutes that interpret federal disability law give groups of up to six persons the right to live in residential neighborhoods without conditional or special use permits. Furthermore, Fair Housing Law prohibits discrimination on the basis of familial status.

Recommendation

Both the City and County need to consider adopting zoning ordinances specifically focusing on reasonable accommodations for persons with disabilities, especially as it relates to housing.

The City already has incorporated a Fair Housing Code into its Code of Ordinances. The County should also adopt a similar code to enforce both private and non-profit housing developers to be held accountable for adhering to Fair Housing laws and regulations.

The County and City should monitor the effectiveness of the policies adopted in the 2030 Growth Vision Plan over the next five years. If they do not appear to be effective in furthering Fair Housing Choice for its residents, then another potential code both the County and City should consider is inclusionary zoning. Inclusionary zoning promotes fair housing choice by directly allocating a percentage of new housing to low and very low-income residents. Its effect is to distribute lower income residents throughout a city, increasing neighborhood diversity. Larger numbers of affordable units can be realized, funded in part by private investment.

Conclusion

While the City of Fayetteville and Cumberland County are working towards achieving and furthering Fair Housing Choice for its citizens, there are still potential impediments in place that need to be resolved and further researched. The decision that lies before each jurisdiction is simple:

- 1) Continue towards achieving Fair Housing Choice by being proactive in its approach in systemically reviewing all facets of Fair Housing Choice; or
- 2) Decide that the current efforts and programs in place are sufficient

The recommendations proposed in this analysis to address the issues with Public Transportation, the limited supply of affordable housing, zoning laws, public education and potential predatory lending practices can help both the City of Fayetteville and Cumberland County achieve the reality of a community that truly has Fair Housing Choice.

It's a choice between complacency or proactively affirmatively furthering Fair Housing Choice that will make both the City of Fayetteville and Cumberland County a "better place for all of its citizens."

The City will also pursue the following:

- Expand the City's partnership with Habitat for Humanity and Kingdom Community Development Corporation utilizing their proven capacity as a low price housing producer to effectively lower the price levels;
- Aggressively pursuing multi-family affordable housing projects such as the Eastside Green Apartments III, Bunce East Apartments, and providing funding assistance to the development of units within the designated Hope VI area.
- Making loans designed to create jobs via the Downtown Loan program and the Business Assistance Program;
- Continue to make housing programs available to members of the protected classes;
- Continue relationship with Independent Living Program to cooperatively fund accessibility improvements. Ensure funds are available to renters;
- Include set-a-side of accessible units as a priority for funding development proposals with HOME funds (compatible with North Carolina Housing Finance Agency). Direct developers to Independent Living Program for guidance with design, referral of clients;
- Continue to support the long-term creation of a County-wide transit authority that can provide public transit County-wide; and
- Work with the Planning Department to consider revisions to Zoning Ordinance to ensure low cost housing options be sited widely in community.

Lead-Based Paint Hazards

Lead poisoning is one of the worst environmental threats to children in the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children.

All children are at higher risk to suffer lead poisoning than adults, but children under age six are even more vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma and even death. Such severe cases of lead poisoning are now extremely rare, but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities impaired hearing and slowed growth.

Since the 1970s, restrictions on the use of lead have limited the amount of lead being released into the environment. As a result, national blood lead levels for children under the age of six declined by 75% over the 1980s and dropped another 29% through the early 1990s. Despite the decline in blood-lead levels over the past decade, as many as 900,000 children in the United States still have blood lead levels above 10µg/dL (micrograms of lead per deciliter of whole blood). These levels are unacceptable according to the Centers for Disease Control and Prevention (CDC) which lowered blood lead intervention levels for young children from 25µg/dL to 10µg/dL in 1991. Many of these lead-poisoned children live in low-income families and in old homes with heavy concentrations of lead-based paint. The CDC identified the two most important remaining sources of lead hazards to be deteriorated lead-based paint in housing built before 1978 and urban soil and dust contaminated by past emissions of leaded gasoline.

The national goal for blood lead levels among children ages six months to five years is to limit elevations above 15µg/dL to no more than 300,000 per year and to entirely eliminate elevations above 25µg/dL.

Housing with Lead-Based Paint Hazards

According to HUD, lead paint is typically found in homes that were constructed prior to 1978. Since 27% of the housing inventory in the County outside of the City was built prior to 1980, the probability of finding lead paint in existing residential units is very high.

The following table provides estimates of the number of occupied housing units (renter and owner) that are suspected of containing lead based paint.

More than one in three renter units (38%) located in the County outside of the City are suspected of containing lead based paint. The incidence among owner units is closer to one in four units (27%).

The findings listed below are reflective of the data analysis conducted as part of the Housing and Homeless Needs Assessment for Cumberland County outside of

Fayetteville. These findings will serve as the basis for developing priorities and implementation strategies for the County's federal entitlement program activities.

Large families were the smallest household type (by number) among extremely low income renters but experienced the highest rates of housing problems and cost burden. However, all household types in this income group have significant housing problems with high rates of cost burden and extreme cost burden. Typically, rental assistance is the greatest need among these households, as well as housing rehabilitation of substandard units.

Housing problems ranged from 34% for elderly owners up to 70% for large families. The degree of cost burden ranged from 33% for elderly owners up to 61% for small families. The degree of extreme cost burden ranged from a low of 8% among large families to a high of 26% among all other household types. Similar to other lower income homeowners, housing rehabilitation for these households would be beneficial.

Hispanic households accounted for 5.9% of total households and 4% of all homeowner households in Cumberland County outside of Fayetteville in 2000. They also represented 4% of all lower income homeowners. However, the rate of housing problems experienced by this ethnic group (71% to 100%) were higher than among black non-Hispanics and white non-Hispanics of similar income levels.

Black non-Hispanic households accounted for 37.5% of total households and 28% of all homeowner households in the County outside of the City in 2000. They represented 35% of all lower income homeowners. Rates of housing problems ranged from 66% to 78% for these households.

Twenty-four percent (24%) of the 5,068 elderly with a disability reported that they had a self-care disability that limited their ability to dress, bath, or get around inside their home without assistance. Forty-six percent (46%) of the elderly with a disability reported that their disability limited their ability to go outside their home alone to shop or visit a doctor's office. Thirteen percent (13%) of all elderly persons were living below the poverty level; 866 (17%) of all elderly persons with a disability had income levels below poverty.

Of the 534 elderly and extra-elderly renter households with incomes below 80% of the MFI, 244 (46%) experienced housing problems in 2000. Of the 1,277 elderly and extra-elderly owner households with incomes below 80% of the MFI, 586 (46%) experienced housing problems.

The 2000 Census reported that there were 139,497 non-institutionalized persons age 5 and over in Cumberland County outside of Fayetteville. Of these, 29,320 (21%) reported a disability. There were 10,127 working age persons between the ages of 16 to 64 with a disability who were unemployed. 4,742 (16%) of the 29,320 disabled persons were living below poverty.

More than one in three renter units (38%) located in the County outside of the City are suspected of containing lead based paint. The incidence among owner units is closer to one in four units (27%). HUD's final rule on lead-based paint, effective September 15, 2000, has not significantly impacted the County's housing programs. There has not been a trend of increasing rehabilitation costs required per unit for rehabilitation activities due to lead-based pain. The County will continue to comply with HUD regulations concerning lead-based paint testing, abatement, and education.

Local Estimates

While the prevalence of lead-based paint hazards varies by region, housing unit age and household income among other factors, the national percentages of lead-based paint in occupied housing were applied to the number of housing units in Cumberland County to estimate the percentage of housing units that could contain hazards.

Estimated Incidence of Lead-Based Paint in Housing Stock, 2009 (Cumberland County Outside of Fayetteville)						
	Owner Units Estimated			Renter Units Estimated		
			Units with			Units with
Year Built	Total Units	% with LBP	LBP	Total Units	% with LBP	LBP
1980- Present	34,820	x 0 =	0	25,590	x 0 =	0
1960-1979	26,150	x 0.62 =	16,213	16,265	x 0.62 =	10,084
1940-1959	6,295	x 0.80 =	5,036	5,245	x 0.80 =	4,196
Before 1940	1,330	x 0.90 =	1,197	1,820	x 0.90 =	1,638
Total	68,595		22,446	48,920		15,918

Based on these estimates, as many as 38,364 occupied housing units in Cumberland County could contain lead-based paint. Of these units with lead-based paint, 22,446 are owner-occupied and 15,918 are occupied by renters. Up to 5,276 houses may have deteriorated lead-based paint.

Lead-Based Paint Hazard Reduction

The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In Fayetteville, evaluations of the prevalence of lead-based paint in housing units are conducted by project and lead abatement is prescribed for all dwellings targeted for

rehabilitation. In addition, all assisted housing tenants are informed of the hazards of lead-based paint. The Cumberland County Health Department provides ongoing consultation to local housing staff.

2010-2011 One year Action Plan

The 2010-2011 One-Year Action Plan describes the activities to be funded or implemented during the program year. The plan contains goals, objectives, and description of projects and activities that implement the strategies established in the Consolidated Plan. Also included are the appropriate forms required by the US Department of Housing and Urban Development. This One-Year Action Plan constitutes first annual plan of the 2010-2011 five-year Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available during the coming fiscal year and establishes goals and objectives for those activities. The City expects the following resources to be available to implement its community development strategies during the 2010-2011 program year.

2010-2011 Funding Sources	Amount
Community Development Block Grant (CDBG)	\$ 1,568,083
CDBG Program Income	\$ 232,685
HOME Investment Partnership (HOME)	\$ 893,673
HOME Program Income	\$ 262,660
CDBG & HOME Prior Year	\$ 1,167,510
Prior Year Program Income	\$ 291,835
<u>City (HOME match)</u>	<u>\$ 178,735</u>
Total	\$ 4,595,181

These funds are used to develop a coordinated and comprehensive means of addressing the core goals identified in the plan.

The City's One-Year Action Plan describes 33 projects to be undertaken during the program year; the projects and activities proposed for 2010-2011 are summarized below:

Summary of 2010-2011 Proposed Action Plan Projects

<u>Housing Activities</u>	<u>Budget</u>	<u>Benchmark</u>	<u>Activity Type</u>	<u>Funding</u>
Down payment Assistance Program	15,000	5	Homes purchased	HOME
Mortgage Assistance Program	75,000	5	Homes purchased	HOME
Housing Rehabilitation Program	1,075,311	165	Homes repaired	HOME/CDBG
Replacement Housing Program	100,000	2	Homes replaced	HOME
Acquisition & Demolition Program	75,000	25	Houses acquired/demolished	CDBG
Residential Façade Grant Program	75,000	15	Homes repaired	CDBG
Eastside Green III Apartments	160,000	40	Apartments built	HOME
Hellenic Agape	100,000	48	Apartments built	HOME
CHDO Activities	427,850	13	Homes built	HOME
Homebuyers Education	8,520	175	Persons assisted	CDBG
HOPE VI Affordable Housing Project(Curtis Lane)	350,000	184	Apartments built	HOME
HOPE VI property acquisition	374,500	30	Acquisition	CDBG
IDA Program	5,000	5	Persons Assisted	CDBG
	2,841,181	717		
<u>Economic Development</u>				
Business Assistance Program	250,000	6	Jobs created	CDBG
Downtown Loan Pool	450,000	7	Jobs created	CDBG
Women's Center of Fayetteville	46,000	35	Clients Assisted	CDBG
Façade Grant Program	50,000	10	Jobs	CDBG
Fayetteville Business & Professional League	20,000	75	Clients Assisted	CDBG
Small Business Retention Grant Program	50,000	10		
Section 108 Payment - Capitol Project	75,000	2	Loan Payments	CDBG/General Fund
	941,000	145		
<u>Community Development</u>				
Neighborhood Resource Centers	175,000	10,000	Client Visits	CDBG
Beautification	10,000	5	Projects completed	CDBG
Street Paving Assessment Fee Assistance	10,000	10	Persons assisted	CDBG
Water and Sewer Assessment Fee Assistance	75,000	40	Persons assisted	CDBG
	280,000	10,055		
<u>Homeless Services</u>				
Homeless Shelter Assistance Program	10,000	25	Utility assistance provided	CDBG
Utility Deposit Assistance Program	3,000	15	Clients assisted	CDBG
Homeless Client Assistance Program	2,000	25	Clients assisted	CDBG
Hope Center Homeless Shelter	8,000	1,000	Clients served	CDBG
Operation Inasmuch Day Center	30,000	1,038	Clients served	CDBG
Salvation Army Homeless Shelter	15,000	1,300	Clients served	CDBG
Gospel Services Benevolent Society, Inc.	15,000	1,000	Clients served	CDBG
Fresh Touch Ministries, Inc.	10,000	7,700	Meals served	CDBG
	83,000	12,108		
Program Administration	450,000			HOME/CDBG
Total All Projects and Activities	4,595,181	15,315	Benchmark	

All of the projects will be located within the municipal limits with the majority taking place within low to moderate-income communities through out the City.

HOUSING

As was stated in the current housing study, nearly 40% of all households in both Cumberland County and the City of Fayetteville have household incomes at \$35,000 or less or at a median income of around \$26,735. Therefore, the current study still reveals that thousands of households in our area remain poor or nearly poor, and continue to experience housing problems. The wages of these very low to extremely low income households continue to be a major barrier to affordable housing. In addition, the current unemployment rate is at 12%, being the highest amongst the protected classes (females and minorities) and more than double white civilians, which also affects the protective classes' ability to be adequately housed. See the chart below referencing our area's labor force which indicates that of the 52,253 unemployed civilians in our area, 57% are women vs. 43% males and 60% are minorities vs. 40% white civilian labor.

The City of Fayetteville's current population is 207,352, with over one third of all households in our area experiencing some type of housing problem. Households considered to have a housing problem are those without a complete kitchen or bathroom, contain more than one person per room, and/or pay more than 30% of their income to cover housing expenses. Housing problems are greatest amongst larger families and lowest amongst the elderly (23% for elderly compared to 58% for all other households). Most affordable housing units developed are one or two bedroom rental units that do not accommodate larger families, causing them to be the largest group that is cost burdened as they rent or purchase larger more expensive dwellings.

Rent that over stretches a household's budget also leads to credit problems that make it difficult to contemplate buying a home, even if income increases to a level that would make that possible. Other contributing factors are down payment and closing cost requirements; and little new construction at the affordable end of the price scale in the city. Considering these factors, community input and the findings of the housing study, the City has identified the following priority housing needs:

1. Increase the supply of affordable housing;
2. Improve the condition of the low-income housing stock; and
3. Increase homeownership opportunities.

Activities in the City's housing activities are designed to meet the needs identified in the 2010-2015 Consolidated Plan. Housing benchmarks for the 2010-2011 One-Year Action Plan are presented below followed by descriptions of each activity.

2010-2011 Housing Benchmarks

Description	Estimated Cost	Estimated Units	Percent Budget	Percent Unit	Type
Down payment Assistance	\$15,000	5	1%	1%	Homes purchased
Mortgage Assistance Program	\$75,000	5	3%	1%	Homes purchased

Housing Rehabilitation	\$1,075,311	165	38%	23%	Homes repaired
Replacement Housing	\$100,000	2	4%	1%	Homes replaced
Acquisition and Demolition Program	\$75,000	25	3%	3%	Houses acquired and demolished
Residential Façade Grant Program	\$75,000	15	3%	2%	Homes repaired
Eastside Green III Apartments	\$160,000	40	6%	5%	Apartments built
Hellenic Agape Apartments	\$100,000	48	4%	7%	Apartments built
CHDO activities	\$427,850	12	15%	2%	Homes built or acquired and rehabilitated
Homebuyer's Education	\$8,520	197	.03%	27%	Persons assisted
HOPE VI Affordable Housing Project	\$350,000	184	12%	25%	Apartments built
HOPE VI property acquisition	\$374,500	30	13%	4%	Properties acquired
IDA Program	\$5,000	5	.02%	1%	Homes purchased
Total	\$2,841,181	717	100%	100%	

Performance Measurements

Program	Objective	Outcome	Outcome Statement	Indicators
Down payment Assistance Program	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Housing units purchased 5
Mortgage Assistance Program	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Housing units purchased 5
Housing Rehabilitation Program	Create suitable living environments	Sustainability	Sustainability for the purpose of creating suitable living environments	Owner occupied and investor owner units rehabilitated 165
Replacement Housing Program	Provide decent affordable housing	Sustainability	Sustainability for the purpose of providing decent affordable housing	Housing units replaced 2
Acquisition and Demolition Program	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Houses rehabilitated 25

Residential Façade Grant Program	Create suitable living environments	Sustainability	Sustainability for the purpose of creating suitable living environments	Owner occupied and investor owner units rehabilitated 30
Eastside Green III Apartments	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Rental housing units constructed 40
Hellenic Agape Apartments	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Rental housing units constructed 48
CHDO Activities	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Housing units constructed and sold 12
Homebuyer Education	Provide decent affordable housing	Accessibility	Accessibility for the purpose of providing decent affordable housing	Participants receiving counseling 175
HOPE VI Affordable Housing Project (Curtis Lane)	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Properties acquired 184
HOPE VI Property Acquisition	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Properties acquired 10
Individual Development Accounts Program (IDA)	Provide decent affordable housing	Accessibility	Accessibility for the purpose of providing decent affordable housing	Participants receiving counseling and assistance 5

Down-payment Homeownership Assistance

Eligibility Citation - 24 CFR Part 92.205 (a)(1)

This program provides a low-interest loan at 3% to low to moderate-income homebuyers. The repayment of the loan begins after a five-year period of deferment, and interest is not accrued during the deferment period. The home must be located within the City limits with an approved mortgage from a City participating lender. The maximum amount of assistance the homebuyer can obtain is \$3,000 per housing unit. The loan is to be used to contribute to either the down payment or closing costs required when purchasing a home. The loan is secured by the borrower's execution of a promissory note and deed of trust that outlines recapture provisions in accordance with 24 CFR Part 92.254. Liens coinciding with loan terms are placed on all properties. The City has partnered with Consumer Credit Counseling Services to provide homebuyer workshops and credit counseling to prospective low to moderate-income homebuyers. The workshops are offered monthly, and applicants must receive workshop certification to participate in the program. The City encourages Kingdom CDC and the Fayetteville Area Habitat for Humanity to make presentations to potential homebuyers during these workshops. The City allocated \$15,000 for this activity, and anticipates 5 low to moderate home buyers will receive assistance during the 2010-2011 program year. This activity meets priority housing need number 3 (HOME).

Mortgage Assistance Program

Eligibility Citation - 24 CFR Part 92.205 (a)(1)

This program provides a low interest second mortgage at 2% to reduce the overall cost of financing needed to purchase a single-family home. By reducing the cost of financing, purchasing power is increased and homes are made more affordable to low to moderate-income homebuyers. The maximum amount of assistance that the homebuyer can obtain is \$20,000 or 19% of the purchasing price whichever less is. The purchasing price of the home cannot exceed the Federal Housing Administration's (FHA's) current mortgage limit. The home must be located within the City limits with an approved first mortgage from a City participating lender. The repayment term of the loan shall begin and be equal to the repayment term of the first mortgage, generally 30 years. The loan is secured by the borrower's execution of a promissory note and deed of trust that outlines recapture provisions in accordance with 24 CFR Part 92.254. Liens coinciding with loan terms are placed on all properties. As with the Down Payment Assistance Program, the applicant must receive the certification from the homebuyer education workshop in order to participate in the program. The City allocated \$75,000 for this activity and anticipates 5 low to moderate home buyers will receive assistance this program year. This activity meets priority housing need number 3 (HOME).

Housing Rehabilitation

Eligibility Citation - 24 CFR Part 570.202(b) (1), 24 CFR Part 92.205(a)(1)

This program provides housing rehabilitation services for substantial home repairs in excess of \$5,000 and for emergency home repairs of \$5,000 or less. Substantial repairs are made with a revolving loan pool that provides low-interest loans to low-to-moderate income homeowners and investor owners with rental property to make necessary repairs. Homeowners requiring immediate or emergency home repair assistance of \$5,000 or less are referred to the emergency home repair program; this assistance is provided as a grant. However, income requirements will dictate whether the household will receive a deferred payment loan or low-interest loan if assistance of more than \$5,000 is provided under the revolving loan pool. Applicants at or below 50% of the Fayetteville's median family income (mfi) are eligible to be recommended for a deferred loan. Applicants at 51% to 80% are eligible for a low-interest loan with interest rates from 0-5% depending upon household income. Investor owners are offered a low interest loan at 5%. Investors must avail their properties to rent to low to moderate-income persons for a period of affordability based upon the amount of funds borrowed to make the repairs. The term of the loan is made equivalent to the period of affordability. Recapture periods for all loans are based upon the loan amount. Liens coinciding with loan terms are placed on all properties. The loan is secured by the borrower's execution of a promissory note and deed of trust that outlines the recapture provisions. This activity meets priority housing needs number 1 (HOME/CDBG).

Under the emergency home repair program, priority is given to homes that have serious problems such as bad flooring, bad stairs, and roofing needs. Services also include modifications to improve accessibility and mobility for disabled residents, and weatherization and energy efficiency services including HVAC installation and

replacement. Fayetteville Urban Ministry has coordinated the program on behalf of the City since the 1995-96 program year. This program effectively leverages City funding through the extensive utilization of volunteers and donated materials.

In addition to the actual repairs, construction management services provided include lead based paint hazard assessments, work write-ups, bid letting and site inspections. The City allocated \$270,000 for this activity, and anticipates repairing 165 homes during the 2010-2011 program year. This activity meets priority housing needs number 1 (HOME/CDBG).

Replacement Housing

Eligibility Citation - 24 CFR Part 570.202, 24 CFR Part 92.205(a)(1)

This program was designed and implemented to provide one-to-one replacement housing units to qualified rehabilitation program applicants whose homes are determined to be in an advanced state of deterioration and economically infeasible to rehabilitate in bringing up to minimum housing code standards. Replacement housing may be provided in either of the following forms: 1) Same site construction: building a new house on the existing lot after demolition of the existing structure; 2) Relocation (existing pre-owned or new construction): applicant to move in a pre-existing dwelling (new or pre-owned) owned by either the City of Fayetteville or one of its City-funded participating CHDOs, relinquishing ownership of the land occupying the previous dilapidated unit to the City of Fayetteville; 3) Moving an existing house to the cleared lot, after demolition of the existing structure. The City shall select the most feasible form of replacement housing available at the time of need, and in which the homeowner is in agreement. Eligible properties for replacement must fail to conform to minimum housing code standards and receives a repair estimate in excess of 67% of the value of the home and/or \$30,000. The maximum amount of total assistance for replacement housing cannot exceed \$50,000 per housing unit with the use of combined funding sources and services. The loan terms for replacement housing shall be determined on a case-by-case basis, dependent upon the applicant's calculated payment affordability amount and percentage of the area income median (above v s. at or below 50%). The City allocated \$100,000 for this activity, and anticipates replacing 2 homes during the 2010-2011 program year. This activity meets priority housing needs number 3 (HOME/CDBG).

Residential Façade Grant Program

Eligibility Citation - 24 CFR Part 570.202, 24 CFR Part 92.205(a)(1)

This program was designed to encourage the exterior rehabilitation, renovation and preservation of existing site-built detached single family residential structures within the City limits by offering up to \$5,000 as a grant, minus a 10% contribution, to low to moderate income property owners to renovate their structures. The goals of the program are to 1) preserve and upgrade the City's housing stock, 2) revitalize, stabilize and aesthetically improve the overall appearance of the City's residential neighborhoods by removing blight and 3) stimulate investment, development and interest in our community by families, businesses, investors and developers considering ventures and/or residency in our jurisdiction. The City allocated \$75,000 for this activity, and anticipates providing assistance to at least 15 homes during the 2010-2011 program year. The program was

initially created in making use of CDBG-R funds, but is of great demand and need, and is expected to be continuously funded even after exhaustion of CDBG-R funds. This activity meets priority housing needs number 1 (CDBG-R)

Community Housing Development Organization (CHDO) Activities

Eligibility Citation - 24 CFR Part 92.300

Community Housing Development Organizations or CHDOs are nonprofit organizations whose purpose is to provide decent and affordable housing to low/mod income persons. In order to be certified as a CHDO, a non-profit organization must meet HUD regulatory requirements pertaining to their legal status, organizational structure and capacity and experience. The City has partnered with and certified four local CHDOs to increase the supply of affordable housing: Kingdom Community Development Corporation (Kingdom); Cumberland Community Action Program (CCAP), Fayetteville Area Habitat for Humanity (FAHFH, a subcontractor of CCAP), and the Women's Center of Fayetteville.

Throughout the years, the City has partnered with CCAP to build and sell affordable single-family dwellings to low to moderate-income homebuyers in Habitat Village located in the Old Wilmington Road area. Since July 6, 1992, the City has conveyed 50 lots to CCAP/FAHFH for the construction of affordable housing in this area, and Habitat Village has been completely built out. The City continues to contract with FAHFH independently to develop affordable single-family homes annually. The City provided assistance to Habitat for Humanity for the construction and infrastructure of five homes during the 2009-2010 program year and shall contract with them to develop five additional homes during the 2010-2011 program year to avail and make affordable to low to moderate income families. All homes to be built by FAHFH beginning with the 2009-2010 program year and the succeeding program years shall be built in the designated Hope VI project area also located in the Old Wilmington Road area until 105 single family homes have been constructed in this area.

The City contracted with Kingdom in 1996 to construct 12 single-family units in the development known as Fairley Estates located on Vanstory Street in the Old Wilmington road area. This CHDO has completed nine homes in Fairley Estates since project inception, with the remaining three lots having later been identified as not being conducive for development. Kingdom since has completed the construction of phase two of the Fairley Estates development located parallel to Vanstory Street of the Old Wilmington Road area, which upon completion added 20 units of mixed income affordable housing to the area at project completion. The City also assisted Kingdom with predevelopment and infrastructure costs for phase two of Fairley Estates. To date, Kingdom has constructed 16 new single-family affordable housing units in Fairley Estates II.

The City also contracted with its newest certified CHDO, the Women's Center of Fayetteville to rehabilitate ten affordable rental housing units that shall be rented to very low income families at or below 30% the area income median during the 2008-2009 program year. Although the City has contracted with the Women's Center of Fayetteville

for many program years to provide assistance for businesses within the area of Economic Development, the City began contracting with this organization for the provision of CHDO services during the prior program year.

The City will continue to work with local CHDOs to build their capacity to produce affordable housing and leverage other resources. CHDO activities are expected to provide 13 additional single-family dwellings during the 2010-2011 program year to include 5 to be developed by FAHFH, 6 to be developed by KCDC, 2 to be acquired and rehabilitated by the Women's Center of Fayetteville. The City has allocated \$427,850 for this activity. The City will also seek the assistance of its CHDO(s) in developing newly constructed homes as replacement housing. This activity meets priority housing need number 3 (HOME).

Acquisition and Demolition Program

Eligibility Citation - 24 CFR Part 570.208 (a)(2) and (3), 24 CFR Part 570.201 (d)

In effort to eliminate blight within the City limits of Fayetteville and with the use of CDBG funding, the Acquisition and Demolition Program is designed to acquire, demolish, and remove property that is abandoned, unsafe, seriously damaged, or deteriorated beyond reasonable financial costs to effectively rehabilitate so that the vacant parcels may be used for the future affordable housing development. This program may also be used for the demolition of structures in which acquisition is not required. Eligible properties for the most part have to be those that are significantly deteriorated and in uninhabitable and unsafe condition or extensively damaged by fire or natural disaster and/or creating a serious risk to public health and safety. Eligible applicants and participants of the program are investors, developers, subrecipients, CHDOs, non-profits and respective members of various departments relevant to the situation to include the City's Community Development, Inspections, Health, Police and Fire Departments. A grant or an award of up to \$5,000, dependent upon the current market value of the subject structure may be provided for the purpose of acquiring a dilapidated structure from the homeowner that is in need of demolition. On an average, the purchasing offers shall equate to 10% of the property's enlisted real property value, ranging from a minimum offer of \$1,000 and a maximum offer of \$5,000. A grant or an award of up to \$3,000 may also be provided to the lowest bidder to demolish any program eligible properties for demolition. The City allocated \$75,000 for this activity, and anticipates assisting 15 housing units during 2010-2011 program year. This activity shall make vacant parcels available to later meet priority housing need number 2 (CDBG).

Eastside Green III Apartments

Eligibility Citation - 24 CFR Part 92.205(a)(1)

This project is for the construction of a third phase of Eastside Green Apartments, located off of Cedar Creek Road. The city shall utilize its home funds to leverage other private and public dollars to construct 40 additional affordable rental units for low to moderate families and individuals. Rents are projected to range from \$ 343 to \$ 526 per month dependent upon family size and income.

The City proposes to loan United Developers \$ 320,000 of its HOME funds towards the construction of this multi-million dollar project. The City will distribute loan proceeds over two program years; in amounts of \$160,000 in year 2010-2011 and \$160,000 in year 2011-2012. Construction shall begin during the 2010-2011 program year and is expected to be completed by year end of 2012. This project meets priority housing need number 2(HOME).

Hellenic Agape

Eligibility Citation - 24 CFR Part 92.205(a)(1)

This project is for the construction of a 48 unit apartment development for the elderly located on Sapona Road. The city shall utilize its home funds to leverage other private and public dollars to construct these units by providing a grant in the amount of \$100,000 to the Evrytanian Association of America "Velouchi" and the North Carolina Housing Foundation, Inc. A HUD Section 202 application has been submitted by the non-profit organizations for the construction of apartments for the elderly aged 62 and over with incomes at or below 50% of the area median. This project meets priority housing need number 2(HOME).

HOPE VI Affordable Housing Project

Eligibility Citation - 24 CFR Part 92.205(a)(1)

This project is for the construction of the affordable housing in association with the HOPE VI Revitalization Grant received by the Fayetteville Metropolitan Housing Authority. The City proposes to fund this project as part of its commitment to the HOPE VI Revitalization Grant Project.

The Fayetteville Metropolitan Housing Authority was awarded a HOPE VI Revitalization Grant in the amount of \$20 million dollars in March 2008. The grant, part of approximately \$113 million in public and private funds, will be used to help in the revitalization of the Old Wilmington Road area in downtown Fayetteville. The grant will support the redevelopment of two public housing developments, Campbell Terrace and Delona Gardens, with modern housing that reflects the architecture of Fayetteville and seamlessly blends the residential and natural environments with the urban center. The 249 units of distressed public housing at Delona Gardens and Campbell Terrace will be replaced with 747 mixed-income rental and homeownership dwellings. It includes 223 units to be built on the current public housing site and an additional 399 units built on other vacant sites in the Old Wilmington Road community. Another 125 units will be built in greater Fayetteville. Working families and elderly citizens will have a variety of new accommodation choices including single-family homes, townhouses, senior cottages, walk-up apartments and a senior complex.

To date, the City has allocated \$700,000 for the construction of the Bunce East Apartments, which are being built off of Bunce Road in support of the HOPE VI project. The City has allocated an additional \$350,000 to support the construction of the Curtis Lane Apartments. This funding is the third year of the City's five year commitment. This project meets priority housing need number 2 (HOME).

Homebuyer Education

Eligibility Citation - 24 CFR Part 570.201(e)

The City will contract with CCAP, which is also a certified CHDO, to offer homebuyer education classes free of charge to low to moderate-income families interested in purchasing a home. The City and Cumberland County jointly fund and sponsor the homebuyer education classes offered by CCAP. Subjects covered include the benefits of homeownership, shopping for a home and obtaining financing; training is provided by certified housing counselors. Homebuyers with credit issues can receive additional credit counseling to develop a repair plan to fit individual needs. In order to maximize accessibility, homebuyer education classes are held monthly; class sites are rotated between the neighborhood resource centers and CCAP's home office in downtown Fayetteville. The City allocated \$6,000 for this activity, and anticipates providing homebuyer education to approximately 125 participants during the 2010-2011 program year. The City also allocated an additional \$2,520 for credit counseling fees to benefit 72 low-to-moderate income applicants, totaling \$8,520. This activity meets priority housing need number 3 (CDBG).

Individual Development Accounts (IDA) Program

Eligibility Citation - 24 CFR Part 92.205 (a)(1)

The City will contract with Kingdom, which is also a certified CHDO, to offer assistance with its Family Financial Success program to provide Individual Development Accounts. The Cumberland County Individual Development Account (CCIDA) is a savings tool that helps low to moderate income families and individual build assets and attain financial stability in effort to obtain homeownership. Guidance and requirements for personal savings are outlined for the participant, as well as funding assistance from the City and other Cumberland County Coalition members to match those funds saved by the homebuyer to purchase a home. The CCIDA program will teach the participant the importance of setting financial goals, saving money, managing credit and debit card, maintaining acceptable credit and reading the credit; and provide an introduction to all banking services. Funding for the participant shall be offered as a \$1,000 grant. The City allocated \$5,000 for this activity to assist 5 homebuyers during the 2010-2011 program year. This activity meets priority housing need number 3 (HOME).

Community Development Activities

The City's Community Development activities are focused on helping low to moderate-income residents acquire needed information, knowledge and skills to improve their employment opportunities, beautification programs to help improve community appearance; and capacity building activities to help non-profit organizations to become more productive. In addition the City provides assistance to help low income residents pay assessment fees for their share of capital improvement costs.

The City has identified the following objectives for its HUD funded community development activities:

1. Offer training programs that develop job skills to help low to moderate-income persons improve their earning potential.
2. Continue to improve neighborhood accessibility to various human services;
3. Continue to provide support to the City's efforts to extend water and sewer to newly annexed areas, pave remaining unpaved streets within the City limits, and various community improvements.
4. Provide support in the implementation of the recommendations in the City's redevelopment plans.
5. Provide programs for the youth and seniors in low-moderate income areas
6. Help foster neighborhood pride in low-moderate income areas of the City of Fayetteville

The City's community development activities are designed to meet the needs identified in the 2010-2015 Consolidated Plan. Community development benchmarks and performance measurements for the 2010-2011 One-Year Action Plan are presented below followed by descriptions of each activity.

2010-2011 Community Development Benchmarks

Description	Estimated Cost	Estimated Units	Percent Budget	Percent Unit	Type
Neighborhood Resource Centers	175,000	10,000	64.81%	99%	Client Visits
Beautification	10,000	5	3.71%	.049%	Projects completed
Street Paving Assessment Fee Assistance	10,000	10	3.71%	.099%	Persons assisted
Water and Sewer Assessment Fee Assistance	75,000	40	27.77%	.39%	Persons assisted
Total	270,000	10,055	100%	100%	

Performance Measurements

Program	Objective	Outcome	Outcome Statement	Indicators
Neighborhood Resource Centers	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Participants benefiting from the use of the public facility 10,000
Beautification Program	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable environments	Improvement projects completed in low income neighborhoods 5
Street Paving Assessment Fee Assistance Program	Sustainability for the purpose of creating	Affordability	Affordability for the purpose of creating suitable	Housing units assisted 10

	suitable environments		living environments	
Water and Sewer Assessment Fee Assistance Program	Sustainability for the purpose of creating suitable environments	Affordability	Affordability for the purpose of creating suitable living environments	Housing units assisted 40

Neighborhood Resource Centers

Eligibility Citation - 24 CFR Part 570.208 (a) (1), 24 CFR Part 570.201 (e)

Neighborhood Resource Centers (NRCs) are facilities that provide training opportunities for low to moderate-income residents. NRCs are strategically located within the city limits of Fayetteville in areas near the city bus line to benefit citizens and are ideal facilities to accommodate job skills training and informational workshops with a computer lab available daily with free access.

The Community Development staff continues to seek ways to expand the NRC network into other needed areas within the city limits. The City closed the Myers NRC at the end of the prior program year due to low community participation and is considering a potential NRC in the Bonnie Doone Redevelopment Plan area where there is great interest by its residents. The City’s recreation centers are strategically located throughout the City and can also be used to carry out similar activities as those held in the NRC’s. The Community Development staff will work with the staff of the recreation centers to coordinate and bring services to these areas within the city limits and extending the NRC Network. The current NRC’s operated by City staff and/or a Senior Aide from Workforce Development are listed below:

- Seabrook NRC, 708 Langdon Street, across from Fayetteville State University;
- Westover NRC, 267 Bonanza Dr., in the Westover Recreation Center; and
- Massey Hill NRC, 1612 Camden Rd., in the Massey Hill Recreation Center

The City has provided funds to assist with the development of affordable housing rental complexes throughout the City and an NRC is located on each of these sites. These NRCs are only available to the residents of the affordable housing complexes and are not managed by the City. The private developer has hired staff to manage these centers.

These centers are listed below:

- Longview Green NRC, 117 Longview Drive in the Longview Green Apartment Complex;
- Blanton Green NRC, 1024 Lauren McNeill Loop in the Blanton Green Apartment Complex;
- Haymount Manor NRC 2040 Elvira Street in the Haymount Manor Apartment Complex;
- Rosehill West NRC 1945 James Hammer Way in the Rosehill West Apartment Complex;
- Bunce Manor NRC, 3450 Denise Place in the Bunce Manor Apartment Complex;

- Bunce Green NRC, 34 Distinct Circle in the Bunce Green Apartment Complex; and
- Eastside Green NRC, Cedar Creek Road, in the Eastside Green Apartment Complex

NRCs connect service users with service providers, targeting the unemployed or underemployed citizens ranging in ages from 18-50. Educational opportunities for the youth and activities for senior citizens are also welcome in the centers. Services and training opportunities include, but are not limited to, GED classes, computer classes, various job skills training, small business workshops, medical terminology, and homebuyer education. Local agencies that we encourage to provide services and workshops in the NRCs include the Employment Security Commission, Fayetteville Technical Community College, Fayetteville State University, Consumer Credit Counseling, Workforce Development, Workfirst, the Department of Social Services, Women's Center of Fayetteville, and other City departments and local agencies. The NRC network also partners with local agencies to host bi-annual Job Fairs attracting a minimum of 5,000 job seekers at each event.

The City solicited proposals from qualified instructors and will contract with a minimum of five instructors to provide computer classes and other job skills training throughout the program year, rotating them at the various centers. This will include an after-school youth tutoring program. Daytime and evening computer classes will be provided at all of the NRC's throughout the program year in addition to a daytime class being offered at the Blue St. Senior Citizen Center. There will also be a minimum of 20 other training opportunities and informational workshops scheduled during the program year rotating throughout the centers.

The NRC network operates with one full-time and four part-time city staff persons, two senior aides provided by Workforce Development, and volunteers. The donation of time and services by volunteers performs a very important role in maintaining the NRC network. The Retired Senior Volunteers Program (RSVP) provides volunteers in addition to local citizens volunteering on their own. Tasks conducted by volunteers include, but are not limited to, performing clerical duties, performing light housekeeping tasks, distributing flyers, working with staff members, assisting staff at special events and operating the NRC's in the scheduled absence of assigned staff. The City allocated \$185,000 for this activity and expects approximately 10,000 citizens to utilize the NRCs during the program year. This activity meets prior Community Development needs, numbers 1,2 and 5 (CDBG).

Beautification

Eligibility Citation - 24 CFR Part 570.208 (a)(1), 24 CFR Part 570.201(c)

This activity is designed to help foster neighborhood pride by helping to improve the appearance of low-moderate income neighborhoods. In order to participate, the neighborhood must have an active community organization that meets regularly. The project may include the installation of neighborhood signs; landscaping for investor-

owners with multiple units; purchasing shrubs and flowers and code enforced clearance activities. Participation and maintenance of the beautification project must be done by residents. The City has created a standard design for community signs. This will reduce beautification cost and enable the City to work with more communities.

The City allocated \$10,000 for this activity for the 2010-2011 program year. This activity meets priority community development need number 6. (CDBG)

Street Paving Assessment Fee Assistance

Eligibility Citation – 24 CFR Part 570.208 (a)(1), 24 CFR Part 570.201(c)

The City has implemented a bond-financed street-paving program to upgrade its infrastructure. In order to decrease the financial burden of the street paving assessment fees, the City uses CDBG funds to pay up to \$1,000 towards the fee for low to moderate-income property owners that occupy their homes. Assessment fee assistance is expected to benefit 10 low-moderate income property owners this year. The City allocated \$10,000 for this activity for the 2010-2011 program year. This activity meets priority community development need number 3 (CDBG).

Water and Sewer Assessment Fee Assistance

Eligibility Citation – 24 CFR Part 570.208 (a)(1), 24 CFR Part 570.201(c)

The City continues an aggressive annexation campaign to eliminate potential health hazards through the extension of water and sanitary sewer lines. In order to decrease the financial burden from the installation of the water and sanitary sewer lines to all low to moderate income persons, the City has increased its income eligibility criteria from 60% or below the area income median to 80% or below the area income median, and has expanded its program to include providing assistance with plumber hook-ups costs. The City uses CDBG funds to provide grants in the amount of \$1000 for water assessments, \$1,000 for sewer assessments and \$500 for plumber hook-up fees to homeowners with incomes at or below 80% of the median family income for Fayetteville in annexation areas III-A to IV-B. However due to increased installation costs, the City shall provide grants in the amount of \$2,000 for water assessments, \$2,000 for sewer assessments and \$900 for plumber hook-up fees for income eligible homeowners in annexation area V-A during the 2010-2011 program year. Assistance is made available to income eligible families living in the following annexation areas 3A (Bonnie Doone, Cottonade, Summer Hill, Fillyaw Rd, Four Seasons, Horseshoe Rd and Ponderosa), 3B (Lafayette Village, South Hills, and Gallup Acres), 4A (Tiffany Pines, Warrenwood, Rollingwood and Pleasant Acres), 4B (Sherwood Park, Quail Ridge, Ashton Forest, Queensdale, Beaver Creek, Beaver Creek South, Arran Lakes West, and Williamsburg Plantation), and 5A (Arran Lakes-east of Bingham Drive, Arran Hills, Arran Lakes West, Arran Park, Blue Springs Woods, Carver Falls Road, Cliffdale Estates, Cliffdale West, Fairfield, Farrington, Green Briar Lake, Kingswood, Lagrange, Lake Point, Lake Rim Estates, McArthur Road/Ramsey Street, Montibello, North Plymouth Street-east of Cape Fear River, Northwood Estates, Porter Place, Ramsey Street, Rayconda, Raynor Drive, Roundtree, Shadowland, Shenandoah, Shenandoah North, Southgate, Summerhill, Turnbridge, Village Hills, Wells Place, Wendover, and Woodmark). Although there shall be no reimbursement of costs already expended by the homeowner for water and sewer assessment, homeowners are eligible to apply for assistance up until two years from the

assessment roll approval date which serves as the official notice, making only area 5A currently still eligible to receive assessment assistance. There is no time limit, however, to apply for plumber hook-up fee assistance. The City allocated \$75,000 for this activity for the 2010-2011 program year. This activity meets priority community development need number 3 (CDBG).

Economic Development Activities

The City of Fayetteville's vision includes a vibrant downtown and a strong local economy. The activities included in this section focus on small business development activities with a concentration on economic development activities in the downtown area in support of the Fayetteville Renaissance Plan and the City's redevelopment plans. The Economic Development section has 4 core goals:

1. Recruit and develop local businesses;
2. Attract businesses to the downtown plan area and redevelopment plan areas;
3. Retain local businesses in the downtown plan area and redevelopment plan areas;
4. Support economic development activities that create jobs and expand the City's tax base; and
5. Identify redevelopment projects that will eliminate blighted commercial properties within the Murchison Rd., HOPE VI, Fayetteville Renaissance Plan and other redevelopment plan areas.

The City's economic development activities are designed to meet the needs identified in the 2010-2015 Consolidated Plan. Economic development benchmarks for the 2010-2011 One-Year Action Plan presented below followed by descriptions of each activity.

2010-2011 Economic Development Benchmarks

Description	Estimated Cost	Estimated Units	Percent Budget	Percent Unit	Type
Business Assistance Program	\$250,000	6	27%	4.14%	Jobs
Downtown Loan Program	\$450,000	7	48%	4.83%	Jobs
Women's Business Center	\$46,000	35	4.9%	24/13%	Clients
Façade Improvement Grant Program	\$50,000	10	5.05%	6.9%	Jobs
Fayetteville Business and Professional League	\$20,000	75	2%	51.72%	Clients
Section 108 Loan Payment	\$75,000	2	8%	1.38%	Loan Payments
Small Business Retention Grant Program	\$50,000	10	5.05%	6.9%	Jobs
Total	\$ 921,000	145	100%	100%	

Performance Measurements

Program	Objective	Outcome	Outcome Statement	Indicators
Business Assistance Loan Program	Create economic opportunities	Affordability	Affordability for the purpose of creating economic opportunities	Business Loans 6
Downtown Loan Program	Create economic opportunities	Affordability	Affordability for the purpose of creating economic opportunities	Jobs created 7
Women's Business Center	Create economic opportunities	Accessibility	Accessibility for the purpose of creating economic opportunities	Businesses assisted 35
Façade Grant Program	Create economic opportunities	Affordability	Affordability for the purpose of creating economic opportunities	Grants 10
Fayetteville Business and Professional League	Create economic opportunities	Accessibility	Accessibility for the purpose of creating economic opportunities	Clients assisted 75
Section 108 Loan Payment Capitol Project	Create economic opportunities	Accessibility	Accessibility for the purpose of creating economic opportunities	Loan Payments 2
Small Business Retention Grant Program	Create economic opportunities	Affordability	Affordability for the purpose of creating economic opportunities	Jobs Created 10

Business Assistance Program: Eligibility Citation - 24 CFR Part 570.203 (b)

This loan program assists both new and expanding small businesses within the city limits of Fayetteville. Small businesses needing additional equity or down payment assistance in order to qualify for primary financing from a Bank and who meet all of the City's program guidelines may apply. The City will offer a subordinated loan up to 25% or a maximum of \$125,000 of the total loan funds needed.

The interest rate on approved City loans will be 5% fixed for the term of the loan. As an incentive to encourage business activity in the City's redevelopment plan areas, the City will offer a 3% fixed interest rate. The business is required to create or retain at least one full-time equivalent job for each \$50,000 loaned by the City's program. The City

allocated \$250,000 for this program and anticipates a minimum of two loans will be provided this program year and a minimum of 5 jobs will be created or retained and made available to low to moderate-income persons. The Community Development Department facilitates the program. This activity meets priority economic development objective numbers 1, 2, 3, 4, and 5 (CDBG).

Downtown Loan Program: Eligibility Citation - 24 CFR Part 570.203 (b)

This program offers a low interest loan to relocating or expanding small businesses in the downtown area. Loan funds are available to assist with the acquisition, construction or renovation of commercial buildings. Each business that participates with this program is required to create or retain jobs and make them available to low to moderate-income persons. For each \$50,000 loaned, one full-time equivalent job must be created or retained by the business. Since 1997, this program has been funded through the partnership between the City of Fayetteville and local banks. Currently there are five banks that participate with the program. The City commits 40% of its CDBG funds for each approved loan with a 4% fixed interest rate and the participating lenders fund the remaining 60% of each loan at a variable prime rate.

This loan program is available to qualifying businesses that are located within the 3,000 acres identified in the Fayetteville Renaissance Plan, including Murchison Rd (Census Tract 10); the loan program area can be seen on Map 1. Loan funds range from \$50,000 up to \$300,000. The City allocated \$450,000 for this program and anticipates a minimum of two loans will be provided this program year with a minimum of 6 jobs created or retained by those businesses. The Community Development Department facilitates this program. This activity meets priority economic development objective numbers 2, 3, 4, and 5 (CDBG).

Women's Business Center: Eligibility Citation - 24 CFR Parts 570.201 (o) (1) & 570.201 (o) (3)

The Women's Center of Fayetteville (WCOF) is a non-profit organization established to improve the economic environment and create opportunities for individuals and to provide a resource center for women in crisis. Women's Business Center, a program of the WCOF, has served the community for over eleven years by assisting persons in all phases of small business development. The purpose of the center is to create employment and business opportunities for low to moderate-income individuals through self-employment and increased job opportunities in the area. The center provides counseling to entrepreneurs in starting and expanding a business. The City is providing funding to assist with costs associated with a full-time business consultant that has experience in writing business plans and to increase the number of clients able to receive one-on-one counseling. The City allocated \$46,000 for this activity and anticipates at least 50 small business entrepreneurs will be assisted with a business plan resulting in the start-up or expansion of at least 35 businesses this program year. Overall it is anticipated that 450 business clients will be served during the program year. This activity meets priority economic development objective numbers 1 and 4 (CDBG).

Façade Improvement Grant Program: Eligibility Citation – 24 CFR Parts 570.202 (a) (3) and 570.203 (b)

This program is designed to promote the revitalization of facades of active, ongoing for-profit businesses through the rehabilitation of commercial building exteriors and landscapes. This effort will benefit the City by removing blight; expanding the tax base, and increasing the economic vitality of the downtown Fayetteville Renaissance Plan area and the City's redevelopment plan areas. These redevelopment plan areas include Massey Hill, Bonnie Doone, Deep Creek Rd., 71st Township, HOPE VI and the Murchison Road plan areas.

An eligible business must be located within the boundaries of any of the plan areas and meet all other program requirements. The City of Fayetteville will provide a 50% matching reimbursement grant up to \$5,000 for each façade renovated. Each business that participates with this program must meet a job creation requirement and create at least one full time equivalent job and make it available to a low to moderate-income person. The City allocated \$50,000 for this activity and anticipates assisting with 10 projects during the program year. The Community Development Department facilitates this program. This activity meets priority economic development objective numbers 2, 3, 4 and 5 (CDBG).

Fayetteville Business and Professional League: Eligibility Citation - 24 CFR Part 570.201 (o) (1)

The Fayetteville Business and Professional League (FBPL) is a non-profit agency that is a strong advocate of small businesses for the socially and economically disadvantaged population. The FBPL is a chartered member of the National Business League, a pioneer African-American Trade Association, and was formed in 1967. The current president of the FBPL is the Director of the Fayetteville Business Center. The FBPL has worked as a collaborator and partner with the Fayetteville Business Center to successfully provide technical assistance, entrepreneurial workshops and meet other needs of small businesses that wish to start or expand their business.

The FBPL will host two Youth Financial Literacy Boot Camps during the program year that will provide information to help avoid financial mistakes and to learn about money management. A Youth Entrepreneurship & Investment Camp will also be held during the summer for 5 days of intensive training in business and entrepreneurship. These camps are designed for low-income youth to improve their business, academic and life skills. The targeted participants for both camps come from underserved communities and have little or no working knowledge of financial matters or issues as pertaining to investments, credit issues, financial planning and other related topics.

The FBPL in collaboration with the Fayetteville State University Small Business Technical Development Center (SBTDC) will offer scholarships for ten participants who meet the requirements to enroll in the NXLevel course for business start-ups. Each enrollee will receive 10 weeks of training, a completed business plan and a website for their business.

In order to take advantage of the BRAC commission relocation to our area, the FBC will host and conduct a HUB Contractor Business Academy for 14 weeks for 15 individuals. The academy teaches essential skills for managing a competitive construction business in today's competitive market. The City allocated \$20,000 to fund these activities. These activities meet priority economic development objective numbers 1 and 4 (CDBG).

Small Business Retention Grant Program: Eligibility Citation – 24 CFR Part 570.203 (b)

This program is designed to assist with the operating costs of an expanding small business with the objective of retaining businesses in the City's redevelopment plan areas. Each redevelopment plan area is unique with its own issues and opportunities. Funds are available to existing small business owners located within one of the boundaries of the Murchison Rd., Massey Hill, Bonnie Doone, 71st Township, Deep Creek Rd., Fayetteville Renaissance and HOPE VI redevelopment plan areas.

The City of Fayetteville will provide a 50% matching reimbursement grant up to \$5,000 for eligible expenses. The business applicant will have to provide an equal match to the grant award being requested. Grants for inventory, furniture, fixtures, equipment, and interior and exterior renovations are eligible for this program. Salaries, rent, and building related expenses (phone bills, electricity, etc.) are not eligible expenses for this program.

This program frees up operating cash flow to fund the day to day working capital expenditures of the business or to take advantage of other opportunities, such as purchasing additional inventory. Each business must be able to retain or create at least one full time equivalent job and make it available to a low to moderate-income person. The City allocated \$50,000 to fund this activity and anticipates assisting 10 businesses resulting in 10 jobs being created or retained. The Community Development Department facilitates this program. This activity meets priority economic development objective numbers 3 and 4 (CDBG).

HUD Section 108: Murchison Road Redevelopment Plan

Murchison Road is the heart of an historic low income African American community. The area is a typical historic commercial area that became obsolete as the result of shopping malls and the flight to suburbia. Property values plummeted such that owners could not rationalize the economics of repair and maintenance. The resultant blight has become an eye sore along one of the City's main corridors and gateways to the City's downtown. These conditions have lingered over decades and the area has been declared a redevelopment area. A plan has been designed to remove blight and increase the quality of life and economic benefits to the area's low to moderate income residents.

Catalyst sites have been identified for redevelopment with the first being a vacant site that will be called Rowan Plaza, which will be a 43,320 SF shopping center that will create 212 permanent and 46 construction jobs. The other site is Jasper Plaza that currently is a blighted strip center housing several businesses. This site will be constructed into a 32,000 SF mixed-use shopping center and will not only remove blight but will create 128 permanent retail and construction jobs.

The City of Fayetteville is applying for a HUD Section 108 loan in the amount of \$2,750,000 to assist with acquisition, demolition, clearance, relocation and economic development costs associated with the two retail centers. The total cost of this activity will be approximately \$12.6 million. This activity will provide jobs for low to moderate income individuals as well as serve a low to moderate income area.

Homeless Activities

The City supports of the Continuum of Care Planning Council, the lead entity for the planning and coordination in the Cumberland County Continuum of Care. The City does not receive Emergency Shelter Grants and therefore the funding of homeless services is very limited. We remain focused on providing technical support for service providers.

As part of the Federal government's stimulus package, the City has received homeless prevention funds through the American Recovery and Reinvestment Act of 2009. These funds will be used for the provision of short term or long term rental assistance; housing relocation and stabilization services, including housing search, mediation or outreach to property owners, credit repair, security or utility cost assistance, utility payments, rental assistance for a final month at a location, moving cost assistance, and case management; or other appropriate activities for homelessness prevention and rapid re-housing of persons who have become homeless. The organizations selected to operate the Homeless Prevention and Rapid Re-Housing Program (HPRP) are Cumberland County Local Management Entity and Gospel Services Benevolent Society.

The City continues its partnership with Cumberland County and local homeless providers to strengthen the Continuum of Care for the homeless. The City will continue to provide technical assistance to organizations that serve the homeless. The Cumberland County Continuum of Care, which is organized by The Cumberland County Community Development Department, covers the entire County including the City of Fayetteville.

The Fayetteville Police Department continues to assign a police officer to provide a uniform way to work with and identify homeless persons. The program has facilitated an effective communication network between the City and local homeless providers. The homeless project officer assists individuals with getting shelter, clothing, food, financial assistance and other services available through local homeless providers. The homeless project officer works closely with the Cumberland County Continuum of Care Planning Council. The City has provided this service since 1993.

The City continues its emergency utility assistance available to homeless shelters and provides assistance to shelters to assist in purchasing supplies for homeless individuals such as hygiene kits, blankets, and other necessities. The City also offers a Homeless Utility Deposit grant program designed to assist homeless clients with out-of-the pocket expenses needed to pay utility deposits (gas, electricity, water and sewer) when leaving transitional housing for private housing.

The City assisted in the re-opening of an emergency shelter located at 913 Person Street. The homeless shelter formerly known as former HOPE Center is a 21-bed facility that will be operated by Gospel Service Benevolent, Inc. This activity is one of the priorities on the 10-Year Plan to End Homelessness.

The City assists Operation Inasmuch with a breakfast program in their new Homeless Day Center. The Breakfast Program is offered Monday through Fridays and some holidays. Centered on the breakfast are programs and services to assist homeless persons with housing, employment, basic adult education, job skills training and case management.

The City is working closely with the Cumberland County Continuum of Care Planning Council (CCCOPC), the lead entity for planning and coordination in the Cumberland county Continuum of Care. This group was developed from the membership of the Coalition on Services to the Homeless and other homeless services providers. The Council's missions is to facilitate the coordination of the community's human services agencies and the community-at-large in order to adequately set strategies for addressing the needs of Cumberland County's homeless individuals and families and those at risk of homelessness through a Continuum of Care system. The City is also collaborating with local agencies to develop to programs that focus on breaking the cycle of homelessness through job skill training and ultimately permanent employment to transition the homeless to mainstream society.

The service area of the Cumberland County Continuum of Care encompasses the entire county, including the areas within the city limits of Fayetteville. The objectives and strategies implemented by the City to address homeless needs are listed below. They are designed to complement the objectives and strategies identified by the Continuum of Care Planning Committee which are reflected in the County's Consolidated Plan.

The goal of the continuum of care is to address the needs expressed above with a direct plan of action to increase housing and services for the homeless while increasing community awareness surrounding the needs of this segment of the local community.

Once a year the Cumberland Continuum of Care conducts the Point In Time survey, which is a tool used by HUD nationally to count the number of homeless in a local area. The number of homeless counted for Cumberland County in January 2010 was 1033 people.

Ten-Year Plan to End Homelessness

The Cumberland County Board of Commissioners and the Fayetteville City Council have adopted a Ten-Year Plan to End Homelessness and is now working with the continuum of care planning council and volunteers to implement the priorities in the plan. The plan addresses the needs of both the chronically homeless population as well as families who are struggling with the issue of homelessness. Priorities include a public awareness campaign, the opening of more shelter space, and a homeless day center, all which are

underway. This activity was started in the 2005-2006 and completed during the 2008-2009 program year.

The City has identified the following objectives for its homeless activities:

1. Implement the priorities of the 10-Year Plan to End Homelessness.
2. Provide support to homeless services and programs.
3. Support of a homeless tracking system throughout the continuum of care.
4. Collaborate with local human services agencies to develop programs designed to break the cycle of homelessness.

Homeless activity benchmarks for the 2010-2011 One-Year Action Plan are presented below followed by activity descriptions.

2010-2011 Homeless Activity Benchmarks

Description	Estimated Cost	Estimated Units	Percent Budget	Percent Unit	Type
Homeless Shelter Assistance	\$10,000	25	11%	.2%	Shelters
Utility Deposit Assistance	\$3000	15	3%	.1%	Clients
Homeless Client Assistance	\$2000	25	2%	.2%	Clients
Hope Center Homeless Shelter	\$8,000	1,000	9%	8%	Shelter
Operation Inasmuch Day Center	\$30,000	1,038	32%	9%	Clients
Salvation Army	\$15,000	1,300	16%	11%	Shelter
Gospel Services Benevolent Society	\$15,000	1,000	16%	8%	Shelter
Fresh Touch Ministries, Inc.	\$10,000	7,700	11%	64%	Meals Served
Total	\$93,000	12,103	100%	100%	

Performance Measurements

Program	Objective	Outcome	Outcome Statement	Indicators
Homeless Shelter Assistance Program	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless shelters served 25
Utility Deposit for Homeless Clients	Create suitable living	Accessibility	Accessibility for the purpose	Homeless clients

Program	environments		of creating suitable living environments	served 15
Homeless Assistance Program	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless clients served 25
Hope Center Homeless Shelter	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless clients served 1,000
Operation Inasmuch Day Center	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless clients Served 1,038
Salvation Army	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless clients served 1,300
Gospel Services Benevolent Society	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless clients served 1,000
Fresh Touch Ministries	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Meals served 7,700

Homeless Shelter Assistance Program

Eligibility Citation - 24 CFR Part 570.208 (a)(2), 24 CFR Part 570.201(e)

In order to provide assistance to local non-profits operating homeless shelters, the Homeless Shelter Assistance program has been established to provide utility assistance to homeless shelters. The demand for assistance is greatest during the extreme temperature of the winter and summer months. The shelter utility assistance is limited to four times a year.

The Homeless Shelter Reimbursement Program is designed to assist homeless shelter providers with supplies and equipment expenses needed to assist the homeless. Local non-profits operating homeless shelters may submit current receipts and be reimbursed up to \$500.00 in the program year to assist with operating costs. Shelters must be a member of the Continuum of Care and meet the requirements set by the Community Development Department. The City has allocated \$10,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG)

Utility Deposit for Homeless Clients

Eligibility Citation - 24 CFR Part 570.208 (a)(2), 24 CFR Part 570.201(e)

The Homeless Utility Deposit for Homeless Clients is a grant designed to assist homeless clients with out-of-the pocket expenses needed to pay utility deposits (gas, electricity, water and sewer) when leaving transitional housing for private housing. The maximum amount of utility deposit will not exceed \$300.00. The homeless client must successfully complete a transitional housing program administered by a member of the Continuum of Care Planning Council. The client must have been employed and financially stable for six months or more. If not employed, the client should receive monthly financial assistance from another reliable source such as Social Security Administration, Veterans Administration, Government Retirement Program or other sources of income. The City has allocated \$3,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG)

Homeless Assistance Program

Eligibility Citation – 24 CFR Part 570.208 (a)(2), 24 CFR Part 570.201(e)

The Homeless Assistance Program is designed to assist homeless persons through the assistance of the City's Homeless Project Police Officer. The City of Fayetteville provides a police officer to assist the homeless with needed services to ensure their safety and well-being. The Homeless Assistance Program will provide funds for the Homeless Project Officer to purchase items such as blankets, toiletries and bus passes to homeless persons who are in need of shelter. The Homeless Project Officer also conducts a Homeless Stand-down to connect homeless persons to immediate services twice a year. The Homeless Assistance Program also is designed to assist in the participation of other homeless efforts as needed by the Community Development Department. The City has allocated \$2000 for this program. This activity meets priority homeless need 2 and 4 (CDBG).

Hope Center Homeless Shelter

Eligibility Citation – 24 CFR Part 570.208 (a)(2), 24 CFR Part 570.201(e)

The Hope Center Emergency Shelter is located 913 Person Street. This shelter targets chronically homeless men. The City Council has approved the Gospel Services Benevolent, Inc., as the organization to operate the facility. The facility has 21 beds. The residents are given assistance with housing, employment and counseling. The City provides utilities for the shelter during its operation. The Hope Center also serves as a site for Homeless Prevention and Rapid Re-Housing Program. The City has allocated \$8,000 for this program. This activity meets priority homeless need 1, 2 and 4 (CDBG).

Salvation Army Homeless Shelter

Eligibility Citation – 24 CFR Part 570.208 (a)(2), 24 CFR Part 570.201(e)

The City will be providing operating funds to assist in the Salvation Army Homeless Shelter program. The Salvation Army will use these funds to purchase metal bunk beds with drawers, food and supplies. The City has allocated \$15,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG)

Operation Inasmuch Homeless Day Center

Eligibility Citation – 24 CFR Part 570.208 (a)(2), 24 CFR Part 570.201(e)

The Fayetteville Area Operation Inasmuch operates a homeless day resource center. The Day Center is opened to homeless persons who are looking to increase their self-sufficiency and independence through on-site programs and services. The day center will host a breakfast each morning for the homeless and provide counseling. The City will assist by providing funds for food used for the breakfast meals. The City has allocated \$30,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG).

Gospel Services Benevolent Society, Inc.

Eligible Citation – 24 CFR Part 50.208 (a)(2), 24 CFR Part 570.210 (e)

The Gospel Services Benevolent Society operates and maintains the Hope Center Homeless Shelter, which is an emergency shelter for homeless single men. This facility provides shelter for 21 individuals. Meals are provided to the homeless in the evenings and in the morning. Homeless persons that receive meals from the Hope Center are not necessarily residents at the shelter. The City has allocated \$15,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG).

Fresh Touch Ministries

Eligibility Citation – 24 CFR Part 570.208 (a)(2), 24 CFR Part 570.201(e)

Fresh Touch Ministries serves the homeless by offering food preparation services and referral for resources to the homeless population in Fayetteville. The organization's long-term goal is to provide temporary housing, counseling and job training. The City will assist by providing funds for food for the meals that are served. The City has allocated \$10,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG).

PROGRAM ADMINISTRATION

HUD regulations allow the City to expend not more than 20 percent of the sum of the grant, including program income for CDBG program activities and 10 percent of the percentage of the sum of the grant including program income for the HOME program for payment of reasonable administrative and planning costs.

Eligible costs

Administrative and planning costs include but are not limited to:

- (a) General management, oversight and coordination;

- (b) Salaries, wages, and related costs of the participating jurisdiction's staff;
- (c) Monitoring progress and compliance with program requirements;
- (d) Preparing reports and other documents related to the program for submission to HUD;
- (e) Coordinating the resolution of audit and monitoring findings;
- (f) Evaluating program results against stated objectives; and
- (g) Travel costs incurred for official business in carrying out the program;
- (h) Administrative services performed under third party contracts or agreements;
- (i) Capacity building and training activities for staff and non-profits;
- (j) Fair housing and activities to affirmatively further fair

Planning Activities

The City continues to work with other agencies and nonprofit groups to build partnerships to further the mission of the Community Development Department.

Indirect Cost Allocation

The City utilizes a cost allocation plan prepared in accordance with OMB Circular A-87 to distribute indirect costs to the CDBG and HOME programs. The City anticipates indirect cost allocation charges of \$135,000 during the 2010-2011 program year.

HOME Matching Requirements

Jurisdictions participating in the HOME program are required to make contributions to housing that qualifies as affordable housing. During a fiscal year, the contributions or match must total not less than 25 percent of the HOME funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in that fiscal year for project costs, unless the participating jurisdiction has received a reduction in the match requirement. HUD allows for a reduction in the match requirement if the jurisdiction meets certain fiscal distress criteria. The City has appropriated the required funds to match HOME project costs. When the City reimburses itself eligible HOME expenditures, the City draws the sum of total expenditure minus the required match. Consequently the City's required HOME match is realized when the funds are drawn from the treasury.

OTHER ACTIONS

- The Fayetteville Strategic Alliance of Business Resources for Entrepreneurs (SABRE) is a coalition of government supported, not-for-profit organizations whose mission is to help individuals create and grow successful businesses in the Fayetteville area. The alliance continues to expand but current members of this group include staff from the City's Community Development Department, Fayetteville-Cumberland County Chamber of Commerce, Fayetteville Business Center, Business Resource and Development Center, Cumberland Regional Improvement Corporation, FSU's Small Business and Technology Development Center, SCORE, Public Library, FTCC Small Business Center, and SBA. The goal of SABRE is to make it easier for individuals and small businesses to access the resources most suited to their particular needs.

- The City's Downtown Development Manager is responsible for assisting downtown revitalization and business development efforts as well as providing ongoing communication with business and property owners in the downtown area. This position has been incorporated into the Community Development Department.
- The City of Fayetteville continues to offer a property tax grant back program to provide incentives to qualifying development projects in a designated Economic Development Incentive Zone. The primary objective of the program is to induce private investment thereby improving the economic health and diversity of the City and increasing the City's property tax base. Given the difficulty in determining the precise economic impact of a particular development project, the City has chosen to base the amount of the incentive on the increase in the taxable value of the property involved in the project, not including land value. The taxable value of the property after improvements have taken place will be compared to the taxable value of the property before the improvements were made to determine the increase in the taxable value of the property. In order to be eligible for incentives under this program, a project must have improved the taxable value of the associated property by at least \$500,000.
- The HUB Zone Empowerment Contracting Program provides federal contracting opportunities for qualified small businesses located in distressed areas. This program was enacted into law as part of the Small Business Reauthorization Act of 1997. The program falls under the auspices of the U. S. Small Business Administration. A HUB Zone is a historically underutilized business zone that is located in a qualified census tract (as defined in section 42(d)(5)(C)(i)(1) of the Internal Revenue Code of 1986). Cumberland County has eight census tracts identified as HUB Zones. These census tracts are 1, 2, 4, 10, 12, 13, 24 and 35. The HUB Zone Empowerment Contracting Program stimulates economic development and creates jobs in urban and rural communities by providing federal contracting preferences to small businesses located in distressed areas or HUB Zones. These contracting preferences go to small businesses that obtain HUB Zone certification through the SBA. To qualify a business must be small by SBA size standards, have its principal office located in a HUB Zone, be operated and controlled by a U. S. citizen and at least 35% of its employees must reside in a HUB Zone.
- Article 3J Credits offer enhanced tax credits to eligible businesses located in an urban progress zone. This tax credit program narrows its focus on job creation and business investment. Municipalities can apply for one or more zones as long as they meet the guidelines for establishing a zone. The zone is intended to provide economic incentives to simulate new investment and job creation in economically distressed urban areas.

An Urban Progress Zone is defined as an area comprised of one or more contiguous census tracts, census block groups, or both, or parts thereof; all of the area is located

in whole within the primary corporate limits of a municipality with a population of more than 10,000 and meet other conditions as defined in the most recent federal decennial census. The City of Fayetteville has two approved zones. The first zone includes Census Tracts 10, 22, 23 and 24 (block groups 1, 2 and 5). Congress amended the program guidelines for establishing a zone in August 2007 and this allowed the City to apply and receive an approval for a second urban progress zone. This second zone includes Census Tracts 12 and 13.

Summary of Citizen Comments 2010-2015 Consolidated Plan and 2010-2011 Annual Action Plan

Massey Hill Recreation Center January 7, 2010

What do you view as important needs in your community and the City?: Housing

- Referrals to inspections for blighted structures
- Solution for displaced persons of condemned properties
- Rehab boarded structures
- Affordable housing for tenants with pets

What do you view as important needs in your community and the City?: Community Development

- Housing repairs
- Playground equipment for recreation center
- Bigger recreation center/modern
- Closer grocery store

What do you view as important needs in your community and the City?: Economic Development

- Grocery Store and other conveniences

What do you view as important needs in your community and the City?: Homelessness

- Increase interaction in community to prevent homelessness

Smith Recreation Center January 14, 2010

What do you view as important needs in your community and the City?: Housing

- Dilapidated/vacant houses (Nickey Avenue & Jasper Street area; to include Greensboro Street (3 boarded up houses)
- Mixed economic level homes within area; not just low-income and affordable housing

What do you view as important needs in your community and the City?: Community Development

- Stray dogs (Jasper Street)

- Enforce the Leash Law
- Increase law enforcement (issues with drugs (Jasper Street Area))
- Need additional resources and services in this area
- Additional staff for Animal Control
- City digging up streets (Topeka) and not repaving them
- Make city officials accountable
- Code Enforcement

What do you view as important needs in your community and the City?: Economic Development

- Need a decent grocery store, drug store, bank, etc.
- Incentives for Small Business Retention (not loans)

Bal Perazim Christian Center
January 12, 2010

What do you view as important needs in your community and the City?: Housing

- Grant funding assistance only

What do you view as important needs in your community and the City?: Community Development

- Private dirt roads need to be designated as a public street (Juliette)
- More certificate programs that lead to jobs
- Need a community resource Center/ Community or Recreation Center

What do you view as important needs in your community and the City?: Economic Development

- Create jobs/opportunities in existing vacant buildings

What do you view as important needs in your community and the City?: Homelessness

- A place of occupancy where one could also obtain job training
- Additional public transportation (inner-city)
- On-the-job training program assistance.

Cliffdale Recreation Center
January 19, 2010

What do you view as important needs in your community and the City?: Community Development

- Sidewalks at Hoke Loop Road for school zones

Good Hope Missionary Baptist Church
January 21, 2010

What do you view as important needs in your community and the City?: Community Development

- Privacy fence needed for local business near railroad tracks (log business on left)- Zoning
- Suggested a One-Stop Service Center for human services
- A place for American Indians for Indian education/culture (appropriate governing of an AI Center)
- Install speed bumps on Shadbush (like the ones on Little Avenue) – but higher and narrower bumps
- Increased police protection (suggested formation of a Community Watch)

**Friendship Missionary Baptist Church
January 26, 2010**

What do you view as important needs in your community and the City?: Housing

- Pre-counseling workshops at the college level on-site at colleges. (suggestions f/CCCS)

What do you view as important needs in your community and the City?: Community Development

- Clean-up campaign funding (possibly revise beautification program)
- Another media form to inform persons of services offered at the NRC's (PSA's etc., newspaper)

What do you view as important needs in your community and the City?: Economic Development

- City sponsored job fairs (high tech theme).

What do you view as important needs in your community and the City?: Homelessness

- Additional training for homeless and job referrals
- Community service in exchange for receiving meals/services
- Steer the homeless away from revitalization areas

**Public Hearing
City Hall, Council Chambers
February 25, 2010**

What do you view as important needs in your community and the City?: Housing

1. Blending of economic status areas to promote mixed-use

What do you view as important needs in your community and the City?: Economic Development

1. Incorporate Fayetteville Renaissance Plan into Murchison Road Plan

2009 INCOME GUIDELINES

Family Size	Very Low Income 30% of Median	Low Income 50% of Median	60% of Median	Moderate Income 80% of Median
1	10,850	18,050	21,700	28,900
2	12,400	20,650	24,800	33,050
3	13,950	23,200	27,900	37,150
4	15,500	25,800	31,000	41,300
5	16,750	27,850	33,500	44,600
6	18,000	29,950	36,000	47,900
7	19,200	32,000	38,400	51,200
8	20,450	34,050	40,900	54,500

Effective March 2009

Certifications

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

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

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

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

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation a criminal

drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking on of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted.
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

Authority of Jurisdiction - The Consolidated Plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency With Plan - The housing activities to be undertaken with CDBG, HOME, ESG and HOPWA funds are consistent with the strategic plan.

Section 3 - It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official
Title: Mayor

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities that benefit low and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2009-2010, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

Excessive Force - It has adopted and is enforcing:

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

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

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

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

Signature/Authorized Official
Title: Mayor

Date

Specific HOME Certifications

The HOME Participating Jurisdiction certifies that:

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

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

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

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

Signature/Authorized Official
Title: Mayor

Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-free Workplace Certification

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

workplaces in question (see paragraph five).

8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

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

City of Fayetteville

433 Hay Street

Fayetteville NC, 28301

Check if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

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

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

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

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

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

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Harmon, Planner II
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - Case No. P10-07F. The rezoning of the property located at 6402 Yadkin Road from P2 Professional district to C1 Commercial District. David J & Pamela Harsant owners.**

THE QUESTION:

Rezone an established area of development to allow for more intense use in accordance with the 2010 Land Use Plan.

RELATIONSHIP TO STRATEGIC PLAN:

Growth and Development

BACKGROUND:

Owner: David & Pamela Harsant Applicant: Gregory Whitley
Requested Action: P2 to C1
Property Address: 6402 Yadkin Rd.
City Council District: 4 (Haire)
Status of Property: Dental Office.
Size: 0.31 +/- acres
Existing Land Use: Professional
Adjoining Land Use & Zoning: North - C1 and R10 - residential and dry cleaner / South - P2 - Professional / East - C1 -Commercial / West - R10 - residential
2010 Land Use Plan: Heavy Commercial
Letters Mailed: 96
Transportation: Yadkin Road is a major thoroughfare. The average daily traffic count is 26,000 vehicles. Fargo Drive is a local collector.

P2 - Predominantly residential in character, but primarily for general office uses. An office and retail specialty shop area with mixed residential use designated to provide a transition from high intensity use areas to residential districts. If built as residential, P2 follows the requirements for the residential district closest to it.

C1 - Primarily for the conduct of retail trade in outlying shopping areas with emphasis on daily necessities for the convenience of surrounding residential areas.

ISSUES:

This is one of the few areas of contiguous professional zoning left in this area of Yadkin Road. The 2010 plan however calls for heavy commercial in this area. The applicant has stated that there are two reasons that they would like to be rezoned. One, they would be permitted to put up a larger sign in conformance with the other properties on Yadkin Road. Two, the rezoning would allow them more flexibility of use in the future.

Zoning Commission and Staff recommend Approval of the rezoning based on:

1. 2010 Land Use Plan calls for heavy Commercial in this area.
2. This property currently is almost surrounded by commercial zoning.

OPTIONS:

- Zone the property to C1 Commercial Zoning District (recommendation);
- Deny the rezoning of this property;

- Zone to a more restrictive Zoning District (such as C1A).

RECOMMENDED ACTION:

Zoning Commission and Staff recommend that the City Council:

Move to APPROVE the rezoning from P2 Professional District to C1 Commercial District based on the reasons provided above (in issues).

ATTACHMENTS:

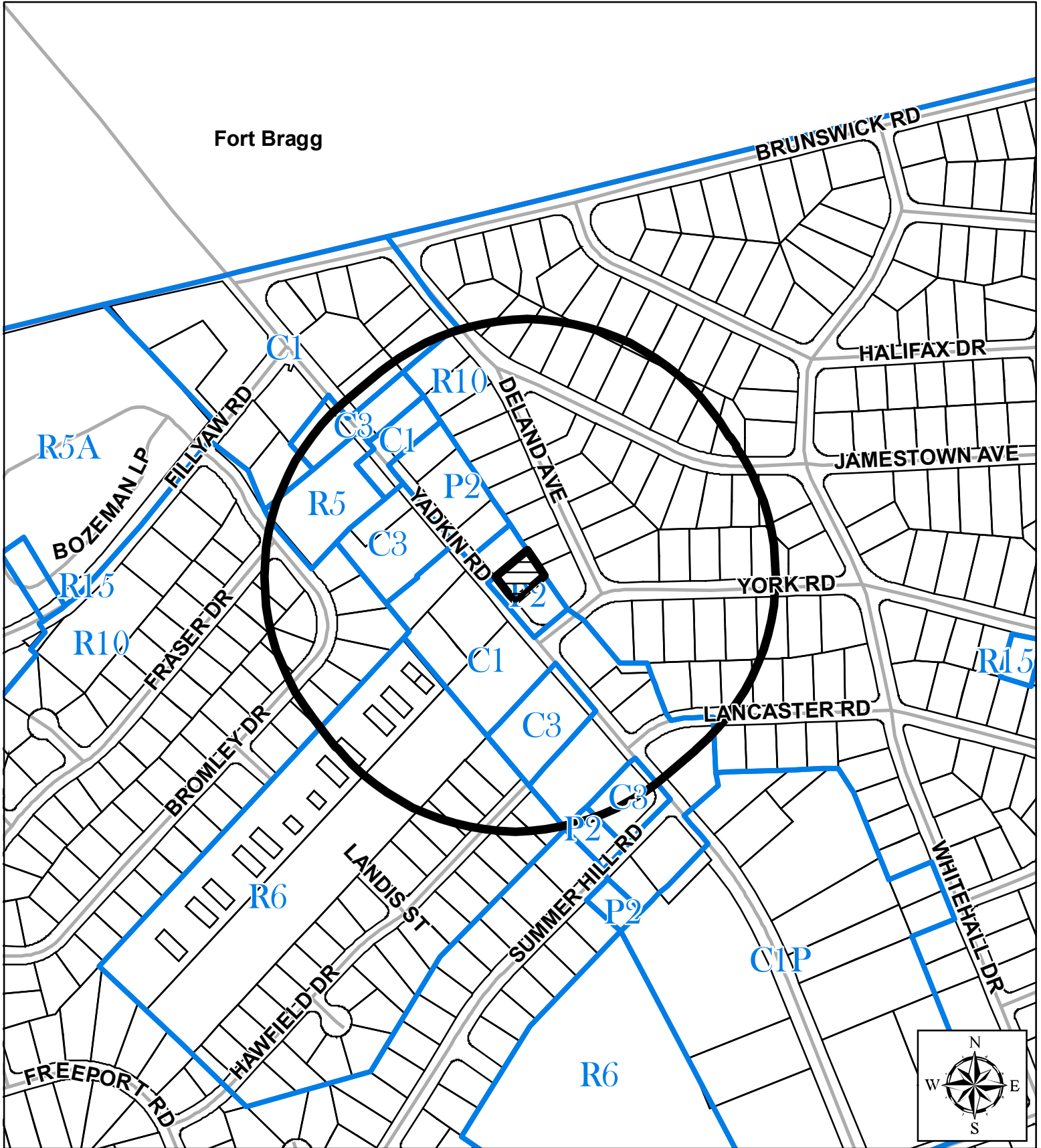
Zoning Map

2010 Plan

Ortho Photo

Minutes

ZONING COMMISSION
CASE NO. P10-07F



Request: P2 to C1
Location: 6402 Yadkin Rd.
Acreage: +/- 0.31

Zoning Commission: 3/09/2010
City Council: _____
Pin: 0409-22-1681

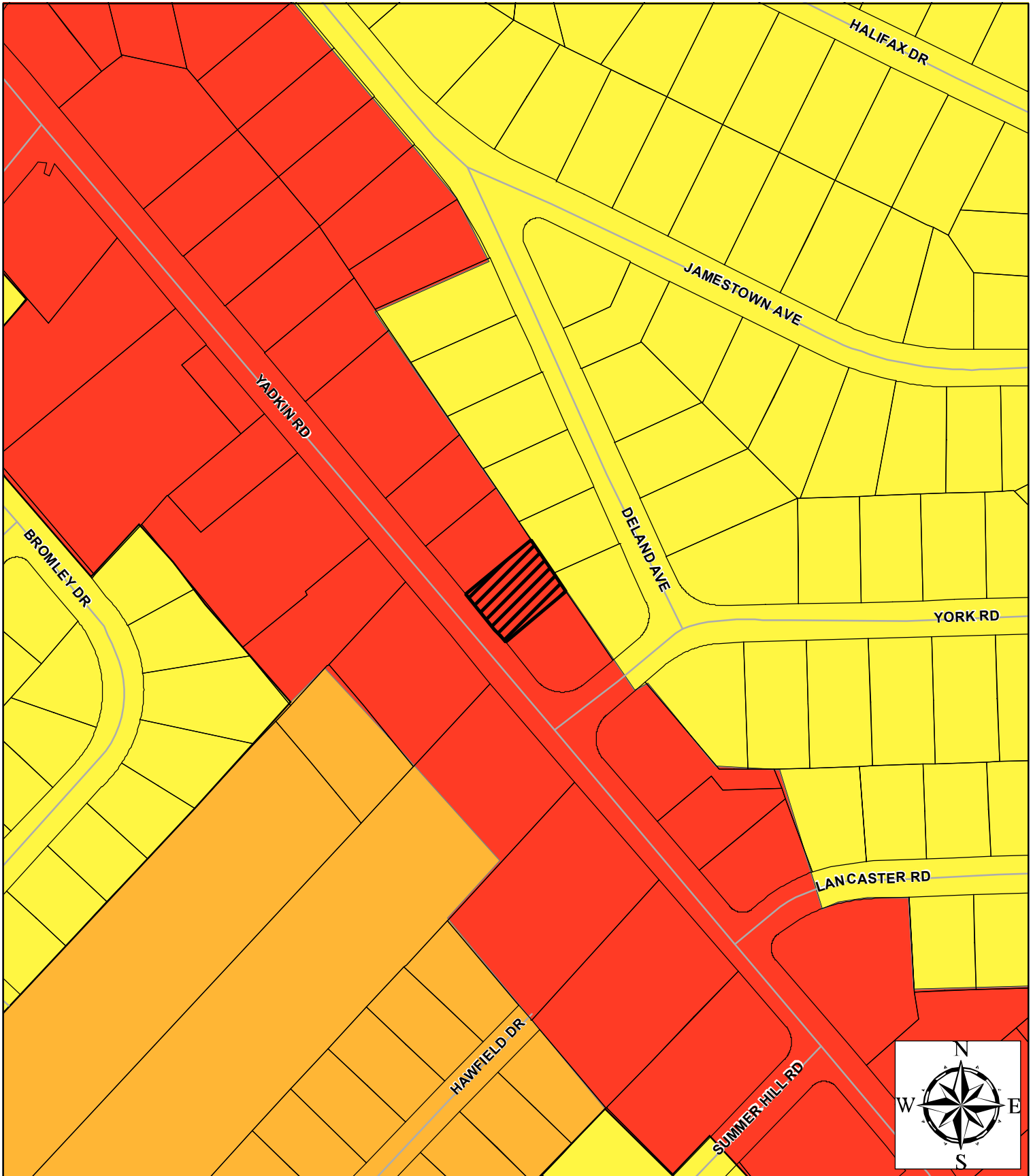
Recommendation: _____
Final Action: _____









Letters are being sent to all property owners within the circle, the subject property is shown in the hatched pattern.

2010 Land Use Plan

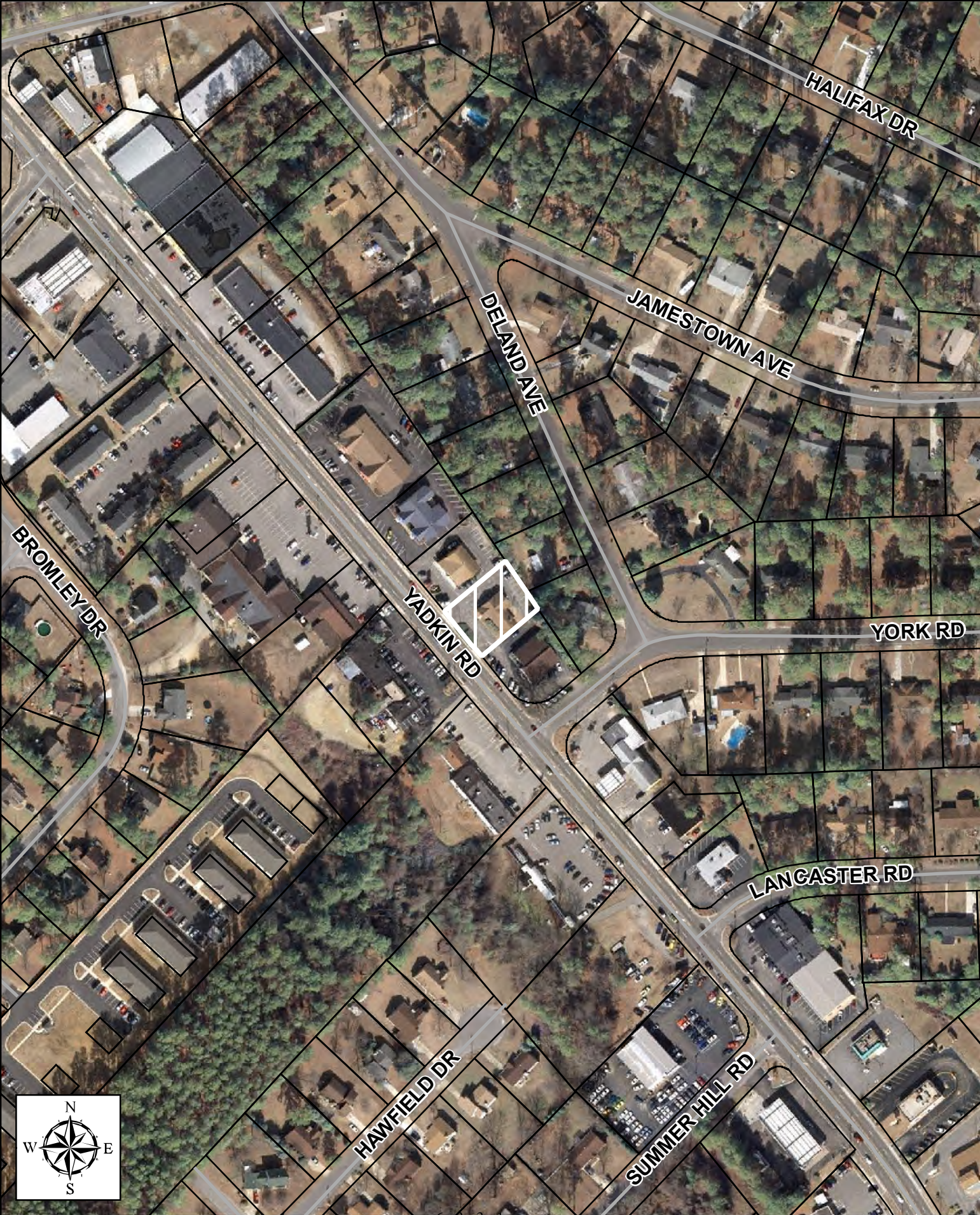
Case No. P10-07F



Legend

- | | | |
|--|--|---|
|  Medium Density Residential |  Office / Institutional |  Governmental |
|  Light Commercial |  Heavy Commercial |  Low Density Residential |

ZONING COMMISSION
CASE NO. P10-07F



**MINUTES
CITY OF FAYETTEVILLE
ZONING COMMISSION
CITY COUNCIL CHAMBERS
1ST FLOOR, CITY HALL
MARCH 9, 2010- 7:00 P.M.**

MEMBERS PRESENT

Pete Paoni
Steve Mannell
John Crawley
Lockett Tally
Marshall Isler
Richard West
Martin J. Hendrix

MEMBERS ABSENT

OTHERS PRESENT

Karen Hilton, Planning Manager
Craig Harmon, Planner
Brian Leonard, Asst. City Atty
David Steinmetz, Inspections

The meeting was called to order at 7:00pm.

I. APPROVAL OF AGENDA

Mr. Crawley made a motion to approve the agenda. Mr. West seconded the motion. A vote was taken and passed unanimously.

II. APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2010 MEETING

Mr. Isler made a motion to approve the minutes from the February 9, 2010 meeting. Mr. Crawley seconded the motion. A vote was taken and passed unanimously.

Mr. Paoni explained the Commission members' job was to conduct public hearings, listening carefully to the testimony from both sides to make recommendations that would be forwarded to City Council for final action. Each side will be given fifteen (15) minutes, collectively, to speak and must be signed up prior to the meeting. Request for Special Use Permits are quasi-judicial and speakers must be sworn in before speaking. Any aggrieved party has ten (10) days from today's meeting to file an appeal with the City Clerk's Office, located on the second floor of City Hall.

III. PUBLIC HEARINGS

- A. Case No. P10-07F. The rezoning from P2 Professional District to C1 Commercial District or to a more restrictive zoning classification for property located at 6402 Yadkin Rd. Containing 0.31 acres more or less and being the property of David and Pamela Harsant.**

Mr. Harmon presented the case. Mr. Harmon explained the current land use for the property and the surrounding areas. He stated that the 2010 land use plan called for heavy commercial for the area. He explained that staff mailed out 96 letters in regard to this request. Mr. Harmon explained that Yadkin

Road is a major thoroughfare. The average daily traffic count is 26,000 vehicles. Mr. Harmon stated that staff recommends Approval of the rezoning based on the 2010 Land Use Plan and that the property is almost surrounded by commercial zoning currently.

The public hearing was opened.

Mr. Greg Whitley, the applicant, appeared in favor of the request. He stated that he was present for questions and that the only plans they currently have is to place a larger sign.

Mr. West asked if the rezoning request was in order to change the sign. Mr. Whitley stated that he could get a larger sign under the C1 district.

Mr. Paoni asked why change the rezoning just in to be able to obtain a larger sign. Mr. Whitley explained that it wasn't just for the sign; he stated there were many reasons like most of the area is currently zoned commercial.

The public hearing was closed.

Mr. Paoni asked Mr. Harmon why a rezoning as opposed to a variance for a sign. Mr. Harmon explained that in order to receive a sign variance he would have to prove hardship and there is currently no hardship to testify to.

Mr. Isler asked about the surrounding properties. Mr. Harmon explained that only one property, on the south side of the property is P2.

Mr. Crawley made a motion to approve the request for rezoning from P2 to C1. The motion was seconded by Mr. West. A vote was taken and passed unanimously.

Mr. Harmon reminded the applicant that the case would go before City Council on April 26, 2010 as a consent item.

Mr. West made a motion to have Mr. Hendricks step down. The motion was seconded by Mr. Crawley. A vote was taken and passed unanimously.

Mr. Crawley made a motion to accept Mr. Tally join the Commission. Mr. West seconded the motion. A vote was taken and passed unanimously. Mr. Tally joined the meeting.

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Harmon, Planner II
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - Case No. P10-08F. The rezoning of the property located at 2601 Lone Pine Drive from R15 Residential District to R6 Residential District . Owners - Carolina Conference Association of Seventh-day Adventist.**

THE QUESTION:

Rezoning an area designated as medium density residential in the 2010 Land Use Plan and completely surrounded by medium density R6 zoning.

RELATIONSHIP TO STRATEGIC PLAN:

Growth and Development

BACKGROUND:

Owner: Carolina Conference Association of Seventh-day Adventist
Applicant: John Huskins
Requested Action: R15 to R6
Property Address: 2601 Lone Pine Dr.
City Council District: 2 (Davy)
Status of Property: Undeveloped.
Size: 0.59 +/- acres
Existing Land Use: Vacant
Adjoining Land Use & Zoning: North - R6 - residential / South - R6 - residential and institutional (church) / East - R6 - institutional (church) and residential to the northeast / West - R6 - institutional (church) and residential
2010 Land Use Plan: Medium Density Residential
Letters Mailed: 56

R15 - Primarily a single family residential district with adequate lot areas required but including occasional two-family and multifamily structures on larger lots.

R6 - Primarily a single family residential district with adequate lot areas required but including occasional two-family and multifamily structures on larger lots.

ISSUES:

This property is completely surrounded by R6 zoning. The owners would like to rezone so that this property may be better used in the future for expansion of their existing use. The current R15 zoning would restrict their use because of the increased setback over what is required in R6 (all of the surrounding property).

Zoning Commission and Staff recommend Approval of the rezoning based on:

1. 2010 Land Use Plan calls for medium density residential.
2. This property is completely surrounded by R6 zoning currently.

OPTIONS:

- Zone the property to R6 Residential Zoning District (recommendation);
- Deny the rezoning of this property;
- Zone to a more restrictive Zoning District.

RECOMMENDED ACTION:

Zoning Commission and Staff recommend that the City Council:

Move to APPROVE the rezoning from R15 Residential District to R6 Residential District based on the reasons provided above (in issues).

ATTACHMENTS:

Vicinity Map

Zoning Map

Current Landuse

2010 Plan

Ortho Photo

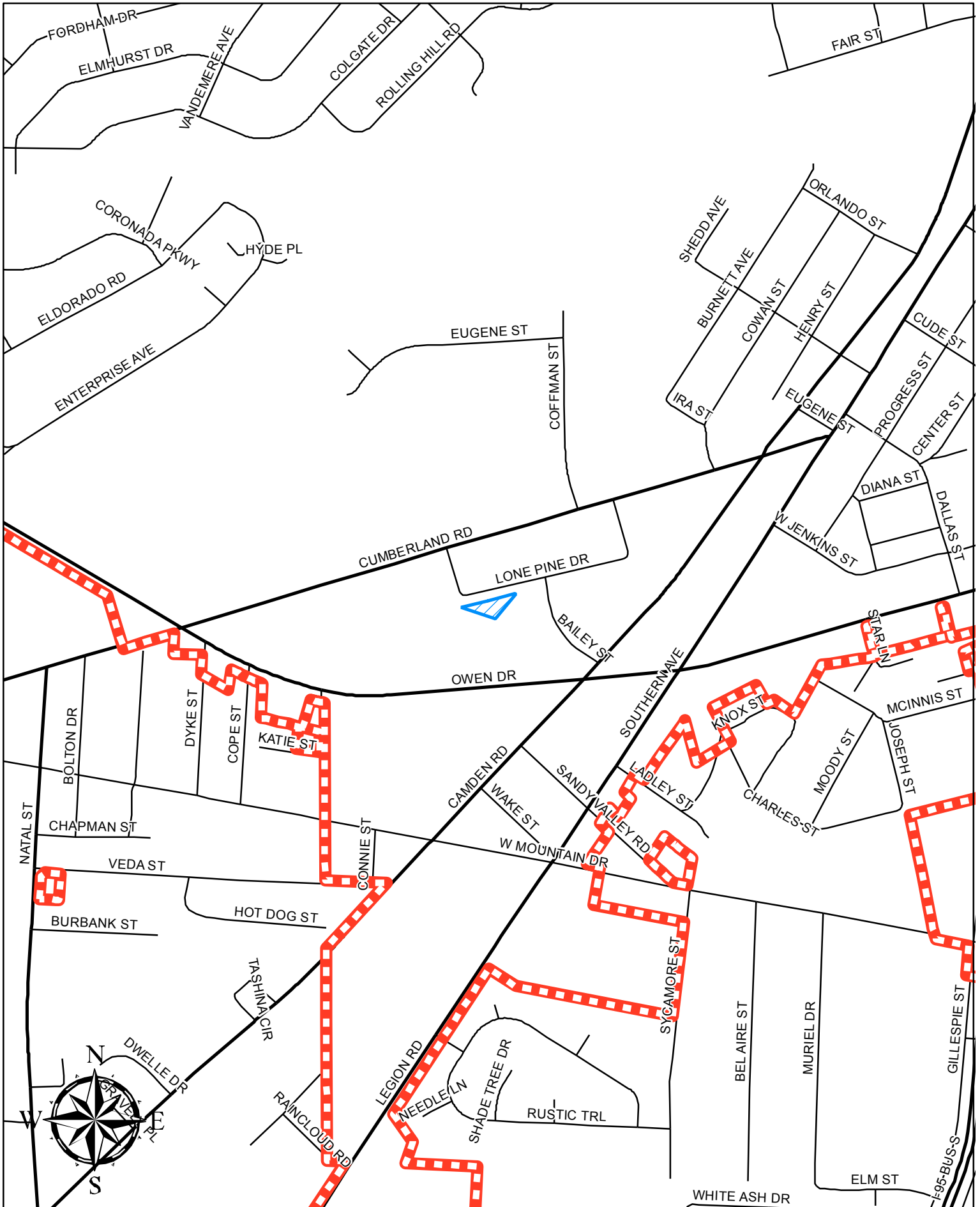
Pictures

Pictures

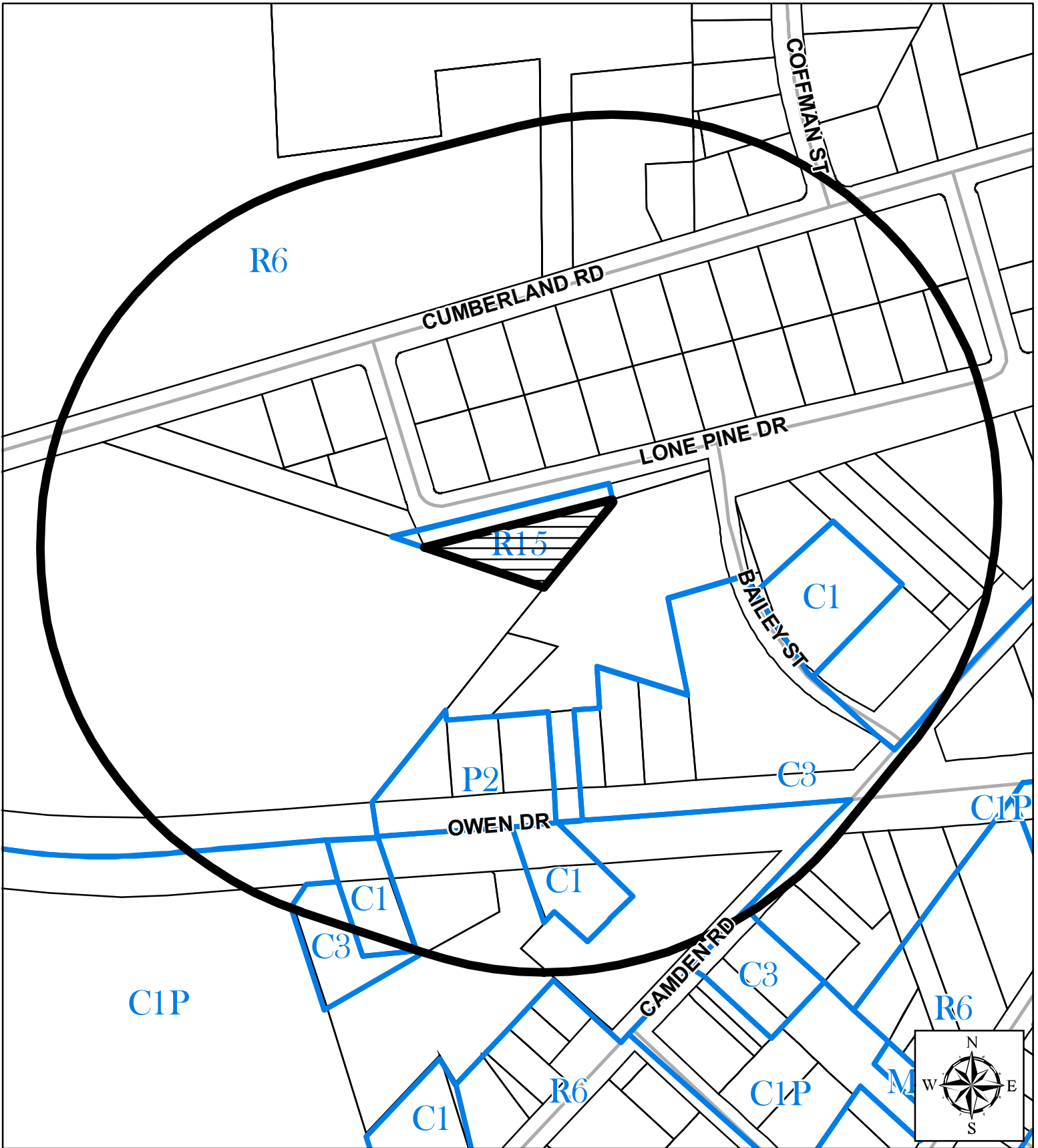
Minutes

Zoning Commission - Vicinity Map

Case No. P10-08F



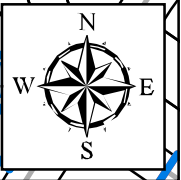
ZONING COMMISSION
CASE NO. P10-08F



Request: R15 to R6
Location: 2601 Lone Pine Dr.
Acreage: +/- 0.59

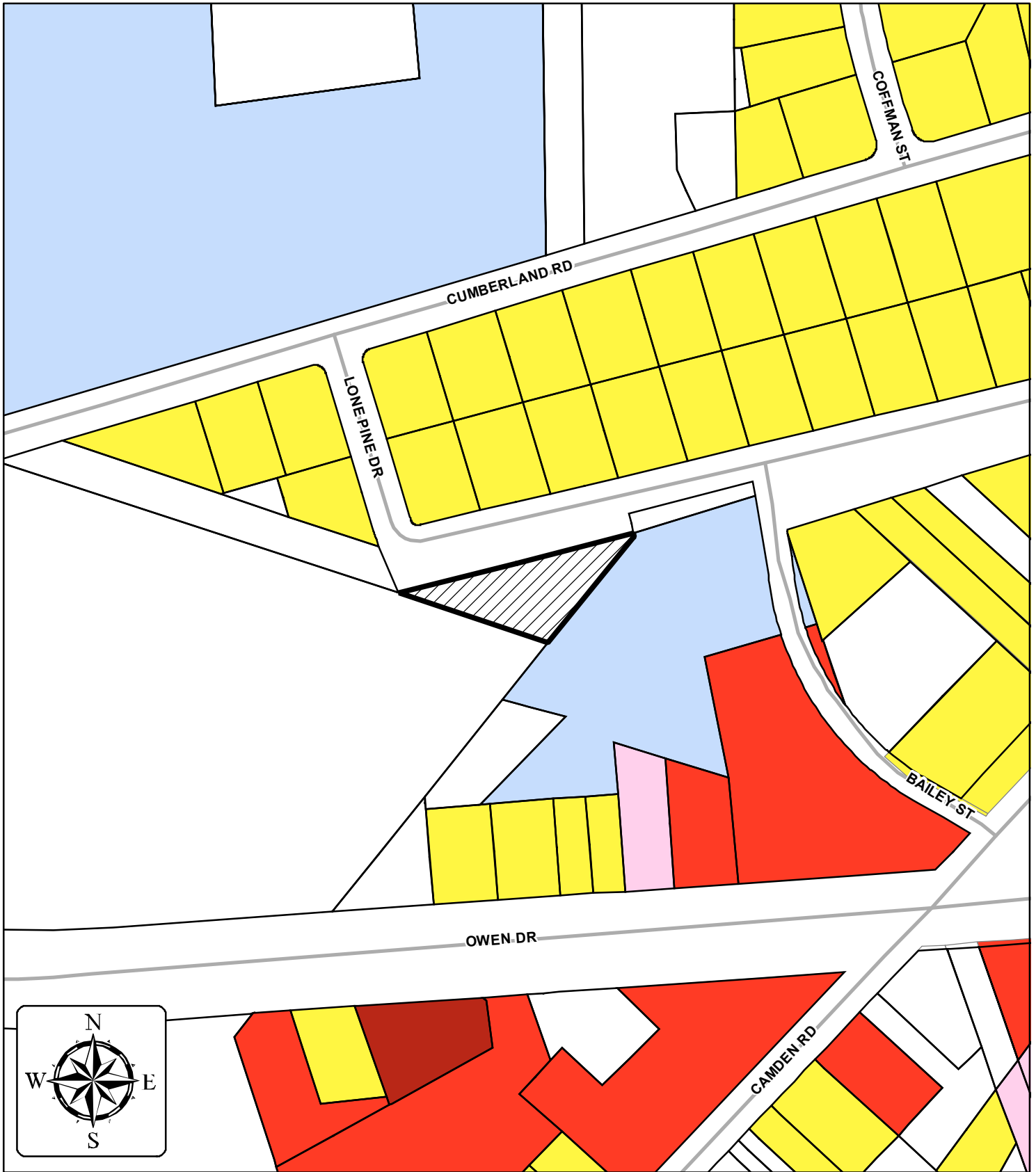
Zoning Commission: 3/09/2010
City Council: _____
Pin: 0426-72-4011

Recommendation: _____
Final Action: _____



Letters are being sent to all property owners within the circle, the subject property is shown in the hatched pattern.

Current Land Use
P10-08F

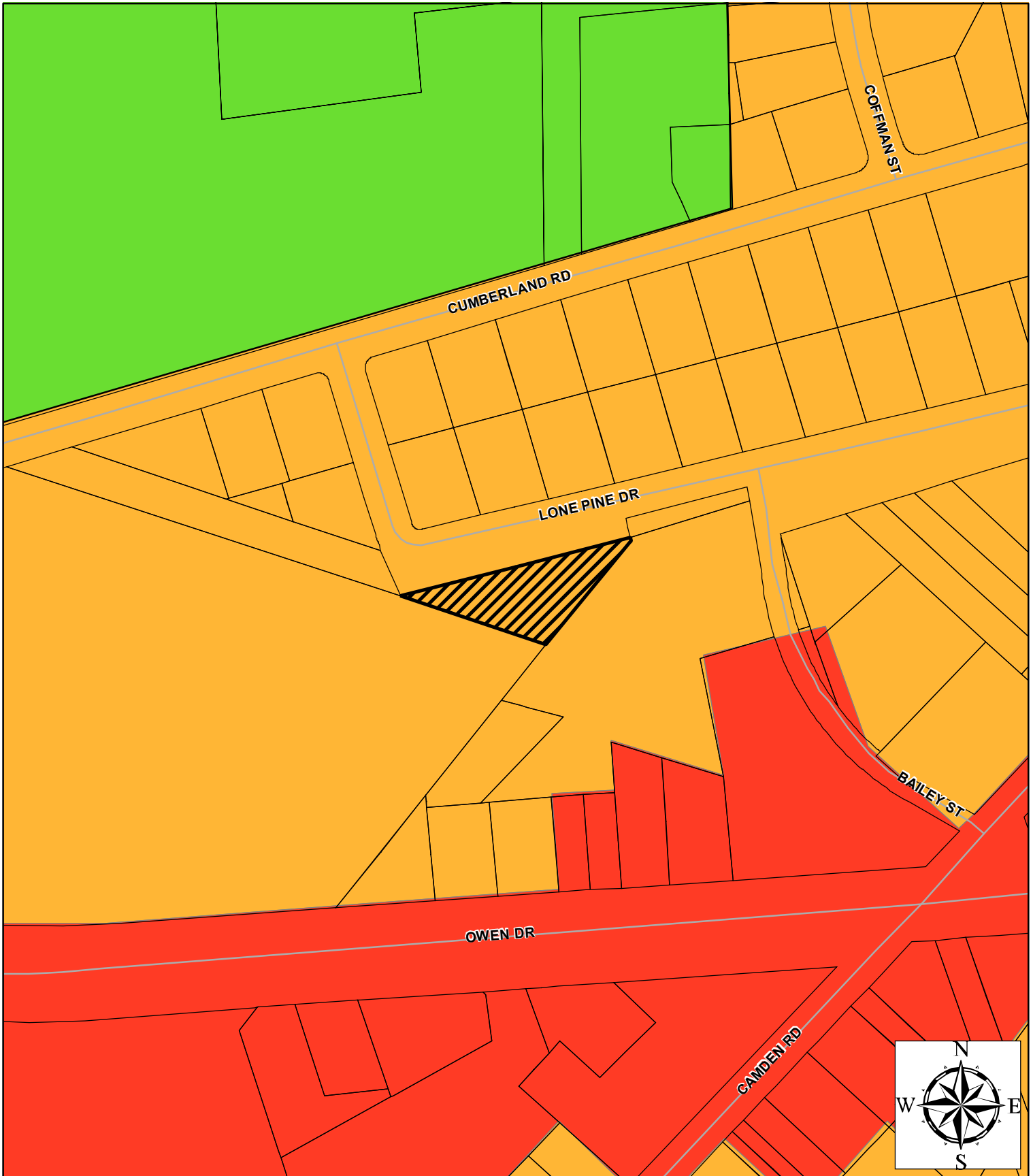


Legend







Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

2010 Land Use Plan

Case No. P10-08F



Legend

- | | | |
|--|--|---|
|  Medium Density Residential |  Office / Institutional |  Governmental |
|  Light Commercial |  Heavy Commercial |  Low Density Residential |

ZONING COMMISSION
CASE NO. P10-08F





Seventh - Day
Adventist Church



**MINUTES
CITY OF FAYETTEVILLE
ZONING COMMISSION
CITY COUNCIL CHAMBERS
1ST FLOOR, CITY HALL
MARCH 9, 2010- 7:00 P.M.**

MEMBERS PRESENT

Pete Paoni
Steve Mannell
John Crawley
Lockett Tally
Marshall Isler
Richard West
Martin J. Hendrix

MEMBERS ABSENT

OTHERS PRESENT

Karen Hilton, Planning Manager
Craig Harmon, Planner
Brian Leonard, Asst. City Atty
David Steinmetz, Inspections

The meeting was called to order at 7:00pm.

I. APPROVAL OF AGENDA

Mr. Crawley made a motion to approve the agenda. Mr. West seconded the motion. A vote was taken and passed unanimously.

II. APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2010 MEETING

Mr. Isler made a motion to approve the minutes from the February 9, 2010 meeting. Mr. Crawley seconded the motion. A vote was taken and passed unanimously.

Mr. Paoni explained the Commission members' job was to conduct public hearings, listening carefully to the testimony from both sides to make recommendations that would be forwarded to City Council for final action. Each side will be given fifteen (15) minutes, collectively, to speak and must be signed up prior to the meeting. Request for Special Use Permits are quasi-judicial and speakers must be sworn in before speaking. Any aggrieved party has ten (10) days from today's meeting to file an appeal with the City Clerk's Office, located on the second floor of City Hall.

III. PUBLIC HEARINGS

- B. Case No. P10-08F. The rezoning from R15 Residential District to R6 Residential District or to a more restrictive zoning classification for property located at 2601 Lone Pine Dr. Containing 0.59 acres more or less and being the property of Carolina Conference of Seventh-day Adventist Association.**

Mr. Harmon presented the case. Mr. Harmon explained the current land use for the property and the surrounding areas. Mr. Harmon explained that the parcel was currently a vacant lot. He stated that the 2010 land use plan called for medium density residential for the area. He explained that staff mailed out 56 letters in regard to this request. Mr. Harmon explained that this is the only property in this area not zoned. Mr. Harmon stated that staff recommends Approval of the rezoning based on the 2010 Land Use Plan calls for medium density residential and the fact that the property is completely surrounded by R6 zoning currently.

The public hearing was opened.

Mr. John Huskins, the applicant, appeared in favor of the request. He stated he was available for questions.

Mr. Orlando Stump was signed up to speak but chose to yield his time.

The public hearing was closed.

Mr. West made a motion to approve the request of rezoning from R15 to R6. The motion was seconded by Mr. Crawley. A vote was taken and passed unanimously.

Mr. Harmon reminded the applicant that the case would go before City Council on April 26, 2010 as a consent item.

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Harmon, Planner II
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - Case No. P10-09F. The rezoning of the property located at 1036, 1040, 1042, 1044 Bragg Blvd. from R5 Residential & C1 and C3 Commercial Districts to C3 Commercial District. Ron & Sharon Mathews owners. Zoning Commission recommendation, and agreed to by the applicant, is to C1 Commercial.**

THE QUESTION:

Rezone the entirety of these properties to heavy commercial or other appropriate commercial zoning, instead of having split zoning as is currently on the properties.

RELATIONSHIP TO STRATEGIC PLAN:

Growth and Development

BACKGROUND:

Owner: Ron & Sharon Mathews
Applicant: George Turner
Requested Action: R5, C1 & C3 to C3
Property Address: 1036, 1040, 1042, 1044 Bragg Blvd.
City Council District: 5 (Hurst)
Status of Property: occupied.
Size: 2.2 +/- acres
Existing Land Use: Two restaurants a warehouse and conference center.
Adjoining Land Use & Zoning: North - R5 - residential / South - C3 - Commercial / East - R5 - residential / West - C3 - Commercial
2010 Land Use Plan: Medium Density Residential
Letters Mailed: 59

R5 - Predominately a single-family residential district but with smaller lot areas per family required, permitting frequent use of two-family and multifamily structures.

C1 - Primarily for the conduct of retail trade in outlying shopping areas with emphasis on daily necessities for the convenience of surrounding residential areas.

C3 - Primarily for heavy retail and service establishments and wholesale establishments providing services to residents of the Fayetteville area and which require large amounts of land area and easy access to the city major arterials and highway system.

ISSUES:

These properties were developed as heavy commercial. The properties are split zoned, making some of the uses nonconforming. There are two buildings on the back portion of this property that have been used as office space, conference center and warehousing. These two buildings are currently legal nonconforming uses. Warehousing is allowed in the C1 zoning district as an accessory to a main allowed use. In this case the current warehouse use serves the primary uses of the two restaurants. The applicant explained at the Zoning Commission meeting that their plans are to either keep these warehouses as accessory structures or convert them to office space. Both uses would be conforming under the recommended zoning.

Zoning Commission and Staff recommend Approval of the rezoning based on:

1. 2010 Land Use Plan calls for high density commercial.
2. This property is already mainly zoned commercial.
3. There are four existing commercial uses on these properties.

OPTIONS:

- Zone to a more restrictive Zoning District (C1 Recommended);
- Zone the property to C3 Commercial Zoning District;
- Deny the rezoning of this property.

RECOMMENDED ACTION:

Zoning Commission and Staff recommend that the City Council:

Move to APPROVE the rezoning from R5 Residential & C1 and C3 Commercial Districts to C1 Commercial District (agreed to by the applicant) based on the reasons provided above (in issues).

ATTACHMENTS:

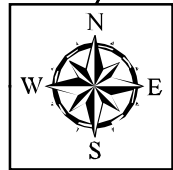
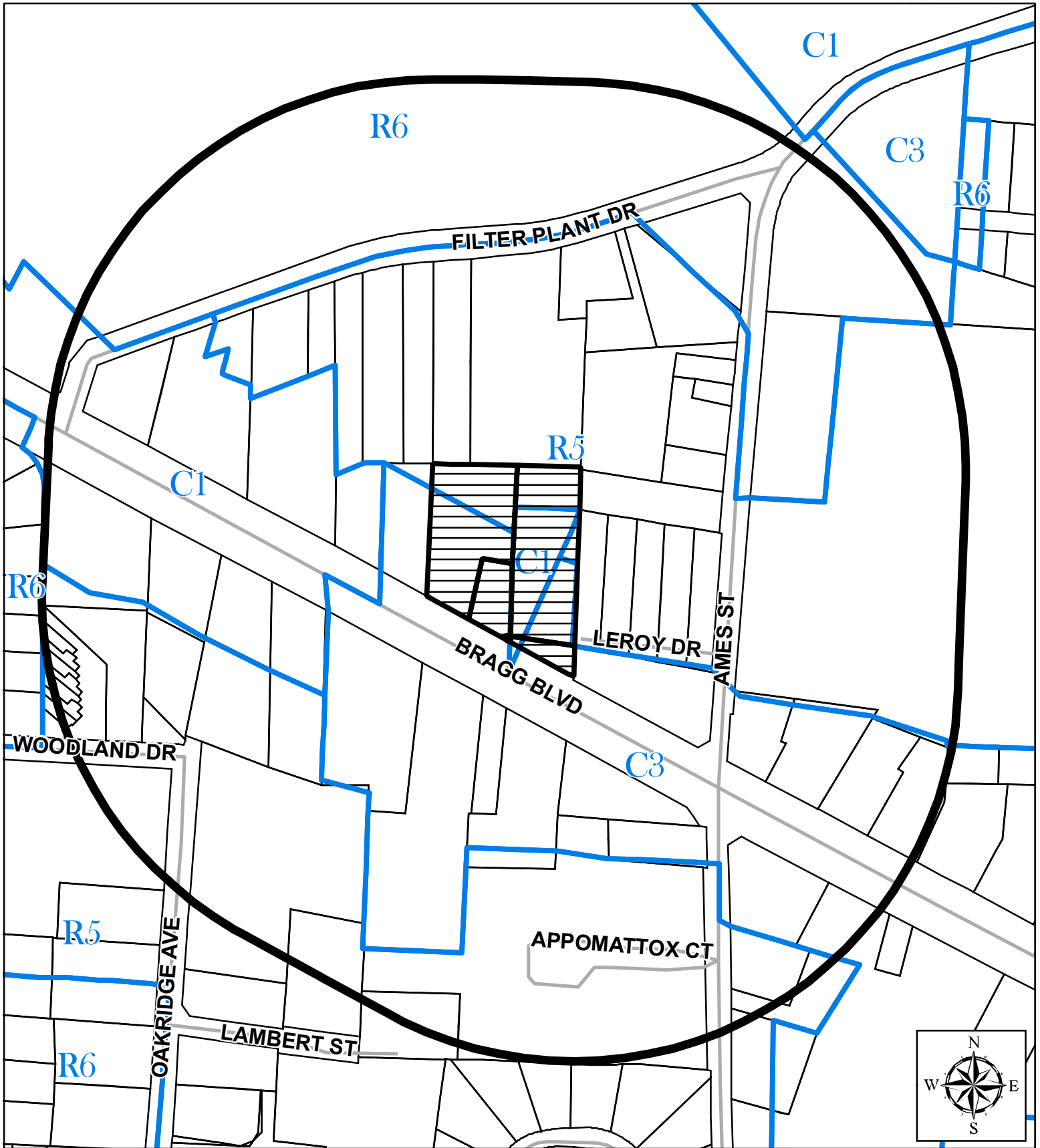
Zoning Map

2010 Plan

Ortho Photo

Minutes

ZONING COMMISSION
CASE NO. P10-09F



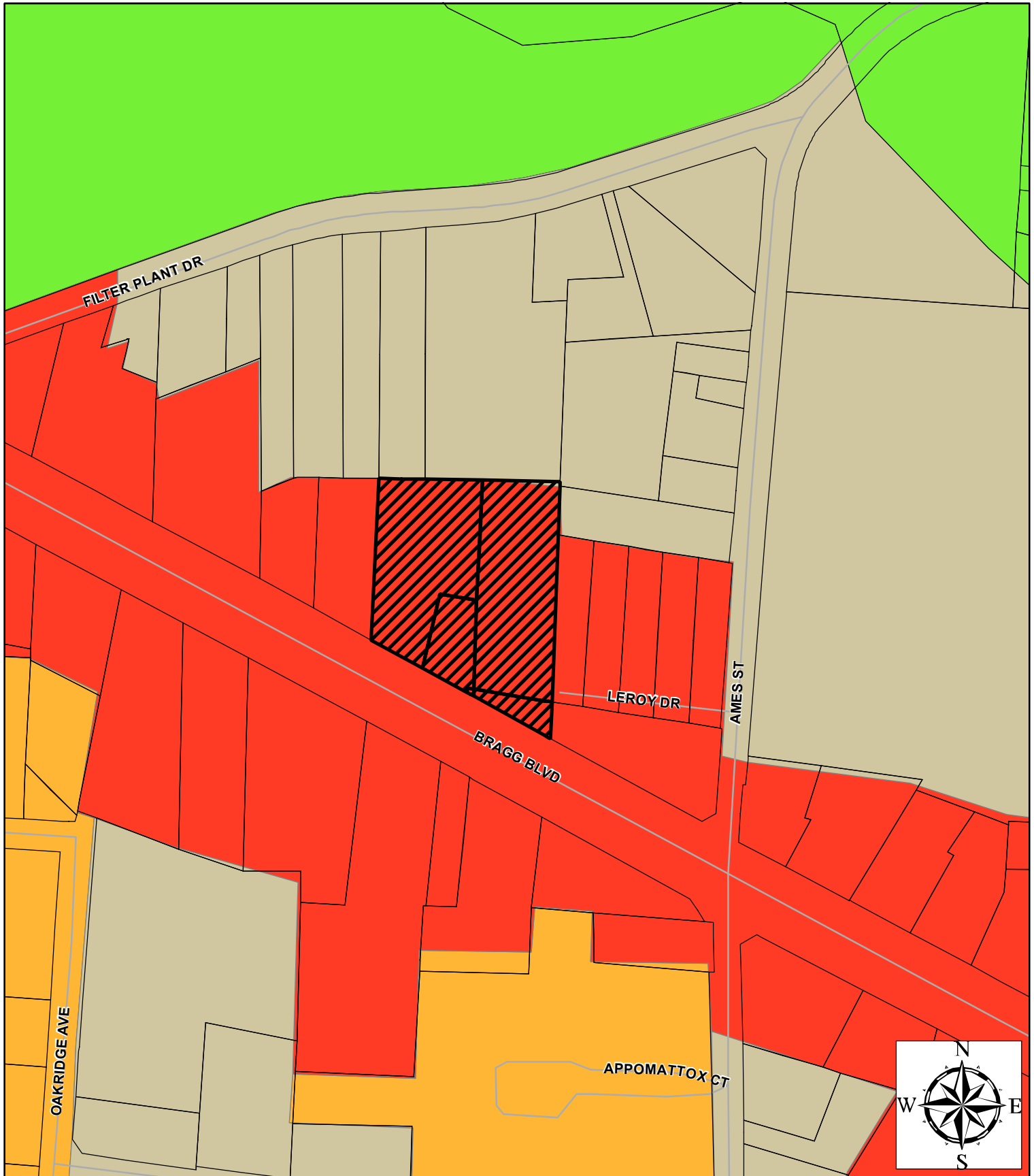
Request: C3, C1, R5 to C3
Location: 1036, 1040, 1042, 1044 Bragg Blvd.
Acreage: +/- 2.2

Zoning Commission: 3/09/2010 Recommendation: _____
City Council: _____ Final Action: _____
Pin: 0437-09-4077, 0437-08-5846, 0437-08-5924, 0437-08-6823
& 0437-09-6022







Letters are being sent to all property owners within the circle, the subject property is shown in the hatched pattern.

2010 Land Use Plan

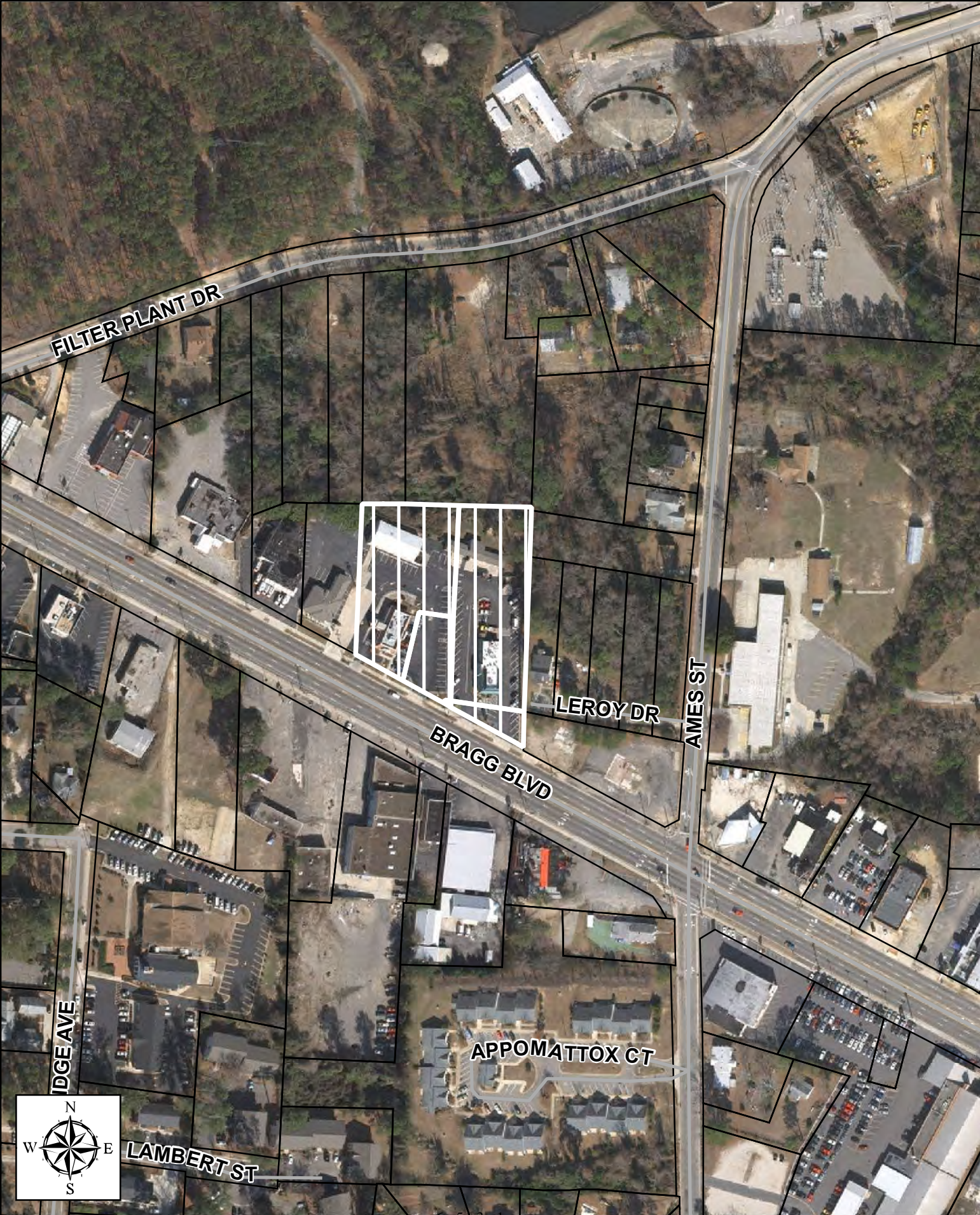
Case No. P10-09F



Legend

- | | | |
|--|--|---|
|  Medium Density Residential |  Office / Institutional |  Governmental |
|  Light Commercial |  Heavy Commercial |  Low Density Residential |

ZONING COMMISSION
CASE NO. P10-09F



**MINUTES
CITY OF FAYETTEVILLE
ZONING COMMISSION
CITY COUNCIL CHAMBERS
1ST FLOOR, CITY HALL
MARCH 9, 2010- 7:00 P.M.**

MEMBERS PRESENT

Pete Paoni
Steve Mannell
John Crawley
Lockett Tally
Marshall Isler
Richard West
Martin J. Hendrix

MEMBERS ABSENT

OTHERS PRESENT

Karen Hilton, Planning Manager
Craig Harmon, Planner
Brian Leonard, Asst. City Atty
David Steinmetz, Inspections

The meeting was called to order at 7:00pm.

I. APPROVAL OF AGENDA

Mr. Crawley made a motion to approve the agenda. Mr. West seconded the motion. A vote was taken and passed unanimously.

II. APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2010 MEETING

Mr. Isler made a motion to approve the minutes from the February 9, 2010 meeting. Mr. Crawley seconded the motion. A vote was taken and passed unanimously.

Mr. Paoni explained the Commission members' job was to conduct public hearings, listening carefully to the testimony from both sides to make recommendations that would be forwarded to City Council for final action. Each side will be given fifteen (15) minutes, collectively, to speak and must be signed up prior to the meeting. Request for Special Use Permits are quasi-judicial and speakers must be sworn in before speaking. Any aggrieved party has ten (10) days from today's meeting to file an appeal with the City Clerk's Office, located on the second floor of City Hall.

III. PUBLIC HEARINGS

- C. Case No. P10-09F. The rezoning from R5 Residential, C1 Commercial and C3 Commercial to C3 Commercial District or to a more restrictive zoning classification for property located at 1036, 1040, 1042 and 1044 Bragg Blvd. Containing 2.2 acres more or less and being the property of Ron & Sharon Mathews.**

Mr. Harmon presented the case. Mr. Harmon explained the current land use for the property and the surrounding areas. He stated that the 2010 land use plan called for medium density residential for the area. He explained that staff mailed out 59 letters in regard to this request. Mr. Harmon explained that these properties are currently developed as heavy commercial and that the properties are split zoned, making some of the uses nonconforming. Mr. Harmon stated that Staff recommends Approval of the rezoning based on the facts that the 2010 Land Use Plan calls for high density commercial, that the is property is already mainly zoned commercial and that there are four existing commercial uses on these properties.

Mr. Paoni asked why this request wouldn't be a conditional zoning. MR. Harmon explained that the property is in close proximity to residential properties.

Mr. Isler asked about the parcel that is currently zoned C3. He also asked about the "grandfather" clause in regard to buffers and landscape. Mr. Harmon explained the if the properties were rezoned they would not be required to meet the buffers and landscape requirements unless they initiated at least a 50% investment of tax value cost in the property.

Mr. Isler asked if they could make the buffer a condition of the rezoning. Mr. Harmon replied no, because the request is not a conditional zoning.

Mr. Isler asked what the 2010 land use plan called for. Mr. Harmon explained the surrounding property uses in relation with the 2010 land use plan.

The Commission and staff discussed the requirements that would need to take place for a buffer to be added to the property.

The public hearing was opened.

Mr. George Turner, the applicant's realtor, appeared in favor of the request. Mr. Turner provided a site plan on the parcel of the request. Mr. Turner explained that the rear portions of the property are owned by the same property own as the property requesting the rezoning.

Mr. Turner explained that the applicant would be satisfied with a C1 zoning recommendation.

The public hearing was closed.

Mr. Harmon explained the difference between C3 or C1 as the zoning pertain to this particular property. He stated that the warehouse under a C1 zoning would not be allowed. Mr. Harmon explained that the C3 zoning was recommended by staff because of the ware house facility because under C1, the warehouse would not be able to be used as a storage facility.

Mr. Turner clarified the warehouse use on the property. He stated that while in the past, the property was used as storage units. He explained that the warehouse was used as a processing site for cheese and lettuce but it is not being currently used and a C1 zoning would be suitable for what the property owners plan.

Mr. Crawley made a motion to approve the property for a rezoning to C1. Mr. West seconded the motion. A vote was taken and passed unanimously.

Mr. Harmon reminded the applicant that the case would be going before City Council as a consent item on April 26, 2010.

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Harmon, Planner II
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - Case No. P10-10F. Appeal of Denial by Zoning Commission The rezoning of the property located at 6303 Denver Drive from R6 Residential District to C1A Commercial District. B & M of Bingham, Inc. owners.**

THE QUESTION:

Rezoning property surrounded by medium density residential to neighborhood commercial.

RELATIONSHIP TO STRATEGIC PLAN:

Growth and Development

BACKGROUND:

Owner: B & M of Bingham, Inc.
Applicant: Bijy George
Requested Action: R6 to C1A
Property Address: 6303 Denver Drive
City Council District: 6 (Crisp)
Status of Property: Vacant.
Size: 0.4 +/- acres
Existing Land Use: Vacant Residential.
Adjoining Land Use & Zoning: North - R6 - residential / South - R6 - residential / East - R6 - residential / West - R6 - residential
2010 Land Use Plan: Medium Density Residential
Letters Mailed: 93

R6 - Predominately a single-family residential district but with smaller lot areas per family required, permitting frequent use of two-family and multifamily structures.

C1A - Exclusively for the conduct of retail trade in residential areas and providing daily necessities for the convenience of area residents.

ISSUES:

C1A Zoning is designed for neighborhood commercial uses, pedestrian oriented and serving mainly the immediately adjacent residential uses. Currently there is already a convenience store approximately two blocks away from this property and a newly approved C1A zone about a half mile from this property (a grocery store along with additional commercial space has been proposed for that C1A property). The property in question is only 92x185 feet. From previous examples that we have seen throughout the City, it is very difficult to sustain commercial or professional activity on a lot this small.

This property is completely surrounded by residential. Please review the attached memo from the City Attorney's Office regarding spot zonings.

Spot zoning is not illegal in North Carolina, but, if permitted, must have a reasonable basis for the zoning. It is staff's opinion that there is no reasonable basis for this rezoning based on:

1. The size and nature of the parcel. *This parcel is only 0.4 of an acre.*
 - a. an individual lot which is given special zoning treatment is suspect. *This lot is completely surrounded by residential zoning.*
 - b. the lot characteristics may be considered such as topography or utility availability, or access to transportation. *There are no characteristics of this lot that distinguish it from any of the lots in its surrounding area.*

2. Compatibility with existing plans for that area, that lot, or ones with similar characteristics. C1A is not compatible with the surrounding residential lots and commercial activity is incompatible with the 2010 Land Use Plan (which calls for medium and low density residential everywhere around this lot) and the 2030 Growth Vision Plan (which warns against rezoning properties just because they are along a major thoroughfare).

3. Will the individual landowner benefit from the rezoning to the detriment of the surrounding properties, or will the other landowners benefit? There is a significant chance there will be a detrimental impact to the surrounding properties from the introduction of non-residential use and the associated noise, vehicular activity, lighting and the conflicts of hours of operation.

4. The difference in the proposed uses and the current uses of the property's zoning district. This would be a complete change in the type of use on this property and from the existing and adjacent zoning districts.

This case was denied by the Zoning Commission. Both Commission and Staff recommend Denial of the rezoning based on:

1. 2010 Land Use Plan calls for Medium Density Residential (which the current R6 already is).
2. All of the surrounding properties are residential (medium and low density).
3. Rezoning to a commercial use for just this property would constitute a spot zoning.
4. This property is only 92x185 feet which will make it difficult to support commercial activity.

OPTIONS:

- Deny the rezoning of this property(recommendation);
- Zone the property to C1A Commercial Zoning District;
- Zone to a more restrictive Zoning District.

RECOMMENDED ACTION:

Zoning Commission and Staff recommend that the City Council:

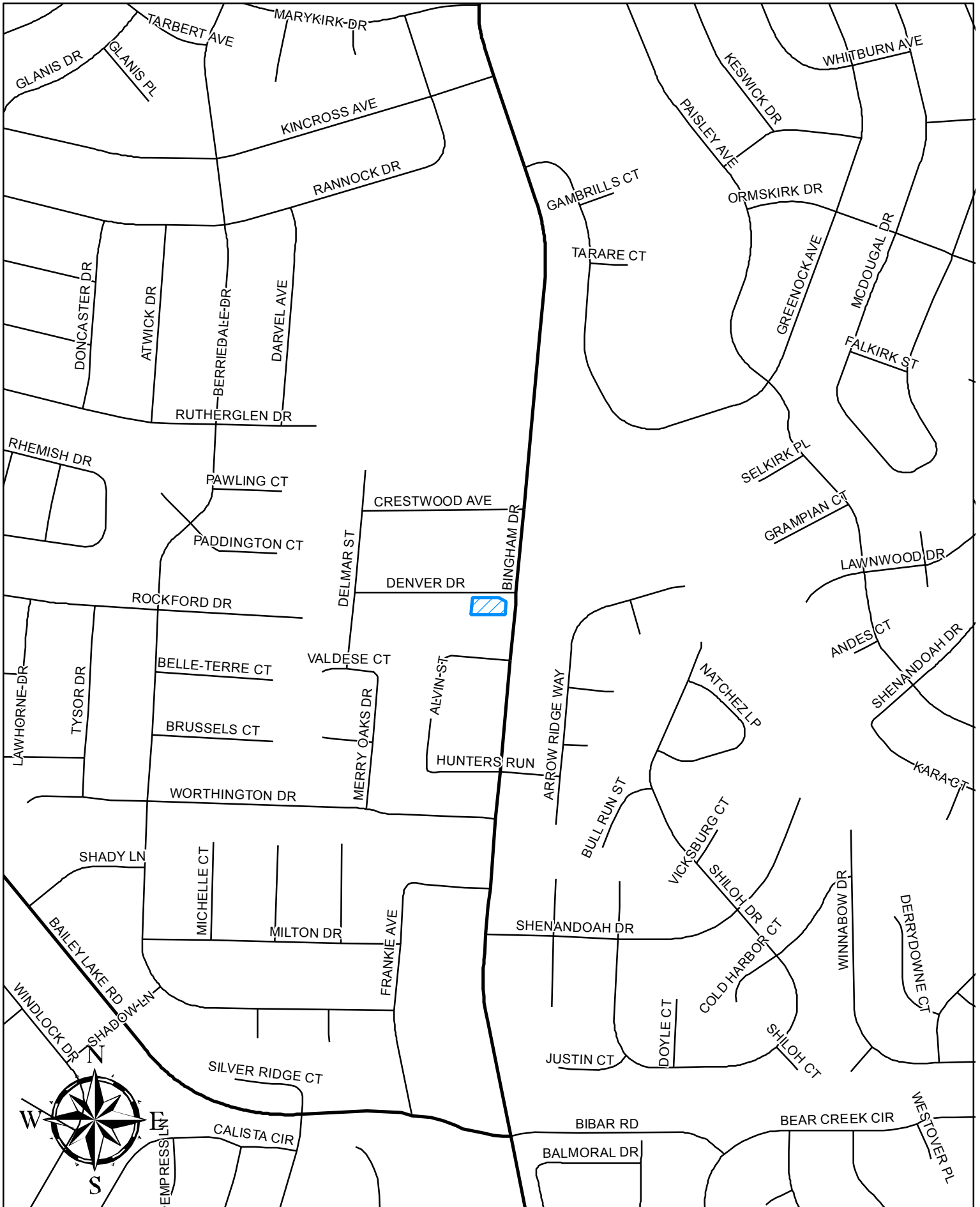
Move to Deny the rezoning from R6 Residential District to C1A Commercial District based on the reasons provided above (in issues).

ATTACHMENTS:

Vicinity Map
Zoning Map
2010 Plan
Ortho Photo
Minutes
Spot Zoning Memo

Zoning Commission - Vicinity Map

Case No. P10-10F



ZONING COMMISSION
CASE NO. P10-10F



Request: R6 to C1A
Location: 6303 Bingham Dr.
Acreage: +/- 0.4

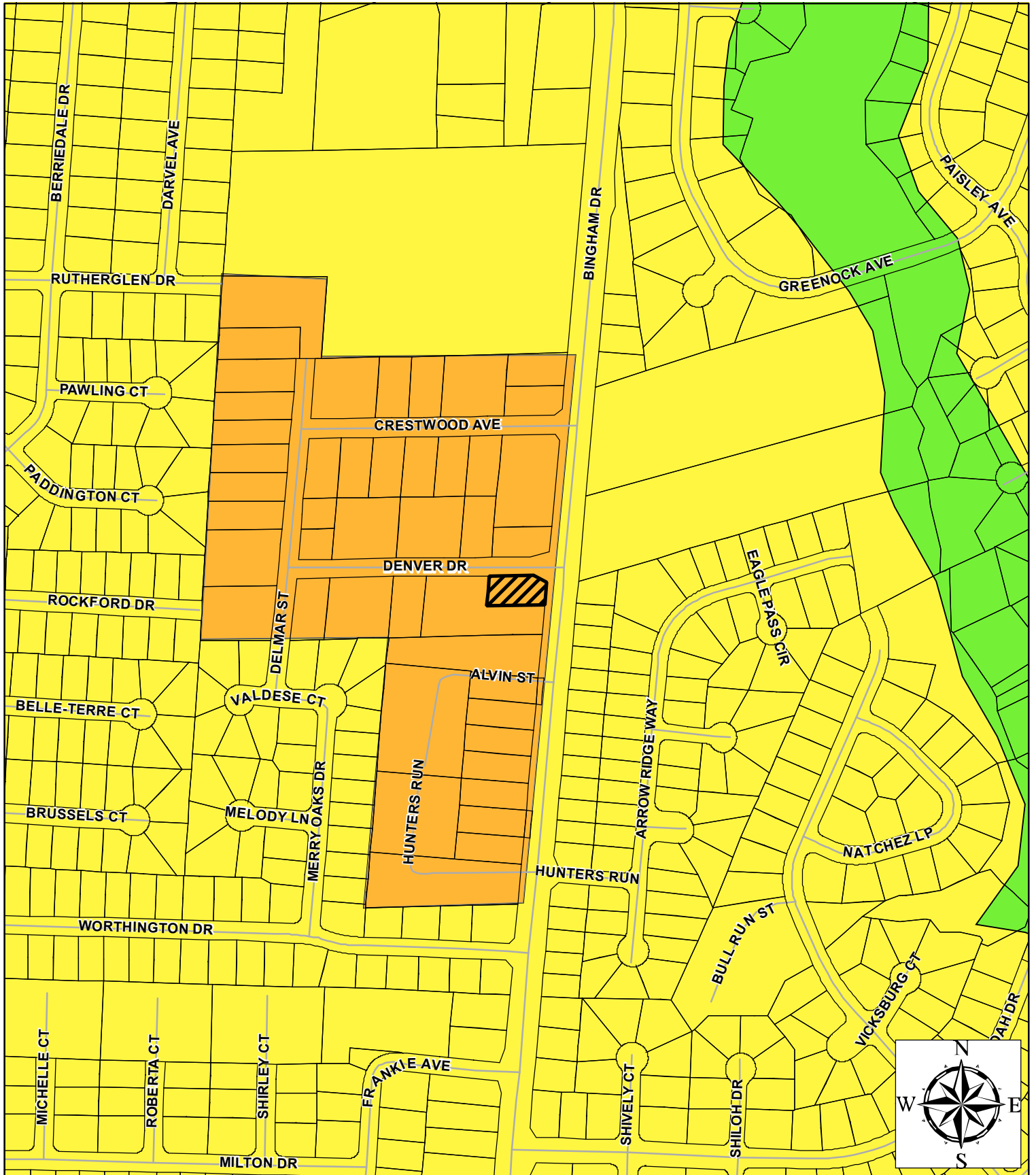
Zoning Commission: 3/09/2010
City Council: _____
Pin: 0406-44-4232

Recommendation: _____
Final Action: _____

Letters are being sent to all property owners within the circle, the subject property is shown in the hatched pattern.

2010 Land Use Plan

Case No. P10-10F



Legend

- | | | |
|----------------------------|------------------------|-------------------------|
| Medium Density Residential | Office / Institutional | Governmental |
| Light Commercial | Heavy Commercial | Low Density Residential |

ZONING COMMISSION
CASE NO. P10-10F



**MINUTES
CITY OF FAYETTEVILLE
ZONING COMMISSION
CITY COUNCIL CHAMBERS
1ST FLOOR, CITY HALL
MARCH 9, 2010- 7:00 P.M.**

MEMBERS PRESENT

Pete Paoni
Steve Mannell
John Crawley
Lockett Tally
Marshall Isler
Richard West
Martin J. Hendrix

MEMBERS ABSENT

OTHERS PRESENT

Karen Hilton, Planning Manager
Craig Harmon, Planner
Brian Leonard, Asst. City Atty
David Steinmetz, Inspections

The meeting was called to order at 7:00pm.

I. APPROVAL OF AGENDA

Mr. Crawley made a motion to approve the agenda. Mr. West seconded the motion. A vote was taken and passed unanimously.

II. APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2010 MEETING

Mr. Isler made a motion to approve the minutes from the February 9, 2010 meeting. Mr. Crawley seconded the motion. A vote was taken and passed unanimously.

Mr. Paoni explained the Commission members' job was to conduct public hearings, listening carefully to the testimony from both sides to make recommendations that would be forwarded to City Council for final action. Each side will be given fifteen (15) minutes, collectively, to speak and must be signed up prior to the meeting. Request for Special Use Permits are quasi-judicial and speakers must be sworn in before speaking. Any aggrieved party has ten (10) days from today's meeting to file an appeal with the City Clerk's Office, located on the second floor of City Hall.

III. PUBLIC HEARINGS

- D. Case No. P10-10F. The rezoning from R6 Residential District to C1A Commercial District or to a more restrictive zoning classification for property located at 6303 Denver Dr. Containing 0.4 acres more or less and being the property of B & M of Bingham Inc.**

Mr. Harmon presented the case. Mr. Harmon explained the current land use for the property and the surrounding areas. He stated that the 2010 land use plan called for medium density residential for the area.

He explained that staff mailed out 93 letters in regard to this request. Mr. Harmon explained that the property is completely surrounded by residential. Mr. Harmon expressed to the Commission the memo regarding spot zonings. Mr. Harmon stated that staff recommendation was Denial of the rezoning based on: 2010 Land Use Plan calls for Medium Density Residential (which the current R6 already is), that all of the surrounding properties are residential and that rezoning to a commercial use in this area could constitute a spot zoning.

Mr. Isler asked about the spot zoning. Mr. Harmon stated that spot zoning would be one of the possible reasons for a denial of the request.

The public hearing was opened.

Mr. Neil Yarborough appeared in favor of the request. Mr. Yarborough distributed photos of the property. Mr. Yarborough stated that the C1A zone is a neighborhood commercial district. He stated the purpose of the zoning is for neighborhood stores; he stated that the purpose of the zoning request for a small convenient store and two pump stations for gas. Mr. Yarborough asked what the role for neighborhood store in a residential community. He stated that this was the purpose of placing store at this location. Mr. Yarborough stated that there was no opposition to the request for a rezoning. He stated that the adoption of a C1A zoning does away with spot zoning. He explained that the property owner is not attempting to drop a commercial zoning in the middle of the residential zoning with out purpose. Mr. Yarborough spoke about the growth in that area, the need for a neighborhood store and the traffic. He reiterated the use of C1A zoning classification and how this project would be a perfect use of the zoning and not spot zoning.

Mr. West asked Mr. Steinmetz about the set backs for the property. Mr. Steinmetz explained the requirements. Mr. West asked where the set backs are required to begin. Mr. Steinmetz explained that they start from the front door. Mr. West asked about buffers. Mr. Steinmetz explained the buffer requirements for this property and the type of fencing that could be used.

The public hearing was closed.

Mr. Brian Leonard, Assistant City Attorney, spoke to clarify the spot zoning issue. He stated the standards to consider are whether the track constitutes spot zoning and whether there is a reasonable basis for the rezoning. Mr. Leonard reiterated that while spot zoning is not illegal in North Carolina, the Commission must consider the many uses for the potential rezoning and not just the proposed use. Mr. Leonard explained that the Commission must consider whether the rezoning could become a burden for the surrounding properties. Mr. Leonard explained that the Commission should determine if the rezoning would be spot zoning and then they would need to determine if there was a clear showing for a reasonable basis for the request.

Mr. Harmon showed the Commission where a convenient store is currently located in the area and the grocery store/shopping center south of the proposed site.

Mr. West addressed his concerned about the area of the proposed project. He addressed how the character of the area has changed and asked if that was taken into consideration by staff when the recommendation was made. Mr. Harmon replied yes. Mr. Harmon stated that while there have been changes to Bingham Drive, the use of that area has not changed, it is still primarily residential. He stated that Bingham Drive is not a commercial area.

The Commission discussed the question of having too many services in one particular area. Mr. Isler stated that he is struggling with the C1A district and its ability provides services in a residential area. He stated he would find it difficult not to place it in a residential district. Mr. Harmon explained the staff's position on the case and explained why the recommendation was to deny the request.

Mr. Crawley made a motion to deny the request for the rezoning. Mr. Talley seconded the motion. A vote was taken and passed unanimously.

Mr. Harmon explained to the applicant the appeal process available to them.

Spot Zoning:

Spot Zoning occurs when one parcel is treated differently with regard to zoning from the surrounding property. It has been defined by the North Carolina Supreme Court as:

Spot zoning is defined, in pertinent part, as a zoning ordinance or amendment that “singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, as to . . .relieve the small tract from restrictions to which the rest of the area is subjected.” (Musi v. Town of Shallotte, 684 S.E. 2d 892, 895 (2009), citing Good Neighbors of S. Davidson v. Town of Denton, 355 N.C. 254, 257, (2002), quoting Blades v. City of Raleigh, 280 N.C. 531, 549 (1972)). The NC Supreme court has also stated that: An essential element of sport Zoning is a small tract of land owned by a single person and surrounded by a much larger area uniformly zoned. (Musi v. Town of Shallotte, 684 S.E. 2d 892, 895 (2009))

Spot zoning is not illegal in North Carolina, but, if permitted, must have a reasonable basis for the zoning. Factors which a court considers when determining whether an impermissible “spot zoning” has occurred are:

1. The size and nature of the parcel
 - a. an individual lot which is given special zoning treatment is suspect
 - b. the lot characteristics may be considered such as topography or utility availability, or access to transportation.
2. Compatibility with existing plans for that area, that lot, or ones with similar characteristics
 - a. for example, the 2010 or 2030 plans
3. Will the individual landowner benefit from the rezoning to the detriment of the surrounding properties, or will the other landowners benefit?
4. The difference in the proposed uses and the current uses of the property’s zoning district.
 - a. Are they similar?
 - b. What is the relationship between the uses?

David Owens of the School of Government cites the “key question” of a court’s review as “. . .whether the zoning power is being exercised in the public interest rather than for the benefit of a few owners at the expense of the community.” (Introduction to Zoning, Third Edition, 2007, p.47)

When faced with a rezoning, the decision making board must consider all the uses allowed in the zoning district even though an applicant may say that he plans to do a specific business or use. The truth is, when a rezoning is approved, the board has approved the land for ANY of the uses in that zoning classification and has, therefore, stated that ANY of the uses is proper.

Uses in the C1A district:

Sec. 30-116. C1A commercial district.

The following uses are permitted in the C1A commercial district:

- (1) Bakery shops and confectioneries as a retail business only.
 - (2) Banks.
 - (3) Barber and beauty shops.
 - (4) Clothing sales.
 - (5) Drugstores.
 - (6) Dry cleaning pickup stations.
 - (7) Finance and loan companies.
 - (8) Food stores (retail only) -- grocery, delicatessen, meat and fish but excluding the killing and dressing of any flesh or fowl.
 - (9) Gasoline sales provided pump islands are a minimum of 15 feet from any public street right-of-way.
 - (10) Launderette service where individual, family-sized laundry equipment is rented for use by the customer.
 - (11) Laundry pickup stations.
 - (12) Medical and dental offices, including chiropractors, optometrists and osteopaths, but not including opticians or the practice of veterinary medicine or orthodontics and prosthetics clinics.
 - (13) Newsstands.
 - (14) Secondhand stores.
 - (15) Shoe repair.
 - (16) Signs, subject to the provisions of article VIII of this chapter.
 - (17) Tailors, dressmakers, milliners.
 - (18) Towers as permitted in subsection 30-107(17).
- (Code 1961, § 32-27.1)

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Harmon, Planner II
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - Case No. P10-11F. The issuing of a Special Use Permit for the expansion of a Medical Office on property located at 1811 and 1815 Fort Bragg Road. Alpha Omega Holdings, LLC owners.**

THE QUESTION:

Whether to issue a Special Use Permit for property with existing medical offices to allow for expansion of those facilities in a residential neighborhood.

RELATIONSHIP TO STRATEGIC PLAN:

Growth and Development
Livable Communities

BACKGROUND:

Owner: Alpha Omega Holdings, LLC.
Applicant: Dr. Ojo
Requested Action: SUP for Medical Office in Residential District
Property Address: 1811 & 1815 Fort Bragg Rd.
City Council District: 5 (Hurst)
Status of Property: Occupied & Vacant.
Size: 0.84 +/- acres
Existing Land Use: Medical.
Adjoining Land Use & Zoning: North - R6 - residential / South - R6 - residential / East - R6 - residential / West - R6 - residential
2010 Land Use Plan: Medium Density Residential
Transportation: Fort Bragg Rd is a major thoroughfare with an average daily traffic count of 16000 vehicles.
Letters Mailed: 140

R6 - Primarily a single-family residential district but with smaller lot areas per family required, permitting more frequent use of two-family and multifamily structures.

ISSUES:

At the Zoning Commission meeting, the developer of this property presented a design concept for a new medical office. The design was for a two story building to be built in a modern architectural style. The Zoning Commission felt that this was an incompatible design for a building in this area of Fort Bragg Road. The Zoning Commission recommended approval based on the site plan and with the caveat that the owner/developer meet with City staff to come up with a design more appropriate for this neighborhood. Since this case is for a Special Use Permit, conditions may be placed on the property in order for the development to be more compatible with the surrounding neighborhood. This property has an underlying zoning district of R6 Residential and all of the properties around this one are being used for residential purposes.

City staff (Mrs. Hilton and Mr. Harmon) from the Planning Division did meet with the owner, architect and building contractor to discuss features and styles that would be more appropriate for this property. Many items were discussed including the lack of windows, the roof, the walkway between the new and existing building and construction materials. The development group then took the suggestions of staff and redesigned the project. The revised architectural drawing did take in many of staff's suggestions and comments. However, contrary to staff recommendation, the owner of this property is committed to a flat-roof design and requested that the case go forward to City Council.

Special Use Permit

The following findings of fact must be made in order to approve any Special Use Permit. Any denial must be based upon finding one of the elements below in the negative:

- a. The public health and safety will not be materially endangered;
- b. The public facilities and services in the area will not be used beyond capacity as a result of the project;
- c. The value of adjoining property will not suffer significant adverse impact; and
- d. Harmony with existing development in the area can be substantially achieved.

Zoning Commission recommended approval making an affirmative assessment of the elements above based upon the following conditions:

- 1. The submitted site plan including additional buffering as depicted therein. Three proposed parking spaces in front of the existing building are to be removed. Planting schedule should meet or exceed that required for all non-residential development;
- 2. That all lighting be shielded to prevent light trespass to adjacent properties, and
- 3. That the design of the building be compatible with the character of the surrounding neighborhood.

As discussed above, staff was directed to meet with the applicant to ensure that neighborhood compatibility was achieved. Staff believes that the current roof design may fall short of this condition.

OPTIONS:

- Approve the Special Use Permit with conditions (recommendation);
(Council has the opportunity to decide whether the proposed building design satisfies the condition of neighborhood compatibility as recommended by Zoning Commission.)
- Approve the Special Use Permit without conditions;
- Deny the Special Use Permit
This would require that Council find one or more of the findings "a" through "d" in the negative and describe the basis for that finding.

RECOMMENDED ACTION:

The Zoning Commission and Staff recommend that Council move to approve the Special Use Permit (SUP) based on the findings of fact "a" through "d" being found in the affirmative with the conditions that:

- 1. the site being developed consistent with the submitted site plan, including additional buffering and plantings should meet or exceed that required for all non-residential development, parking spaces removed in front of property and revised building elevations, and
- 2 all lighting be shielded to prevent light trespass to adjacent properties.

ATTACHMENTS:

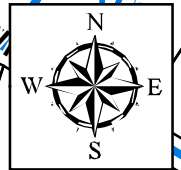
- Zoning Map
- Current Landuse
- 2010 Plan
- Ortho Photo
- Site Elevation - Revised
- Site Elevation - Original
- Site Plan
- Minutes
- Pictures

**ZONING COMMISSION
CASE NO. P10-11F**



Request: SUP - Doctor Office (revision)
Location: 1811 & 1815 Fort Bragg Rd.
Acreage: +/- 0.8

Zoning Commission: 3/09/2010 **Recommendation:** _____
City Council: _____ **Final Action:** _____
Pin: 0427-67-5955 & 0427-67-6859



Letters are being sent to all property owners within the circle, the subject property is shown in the hatched pattern.

Current Land Use

P10-11F

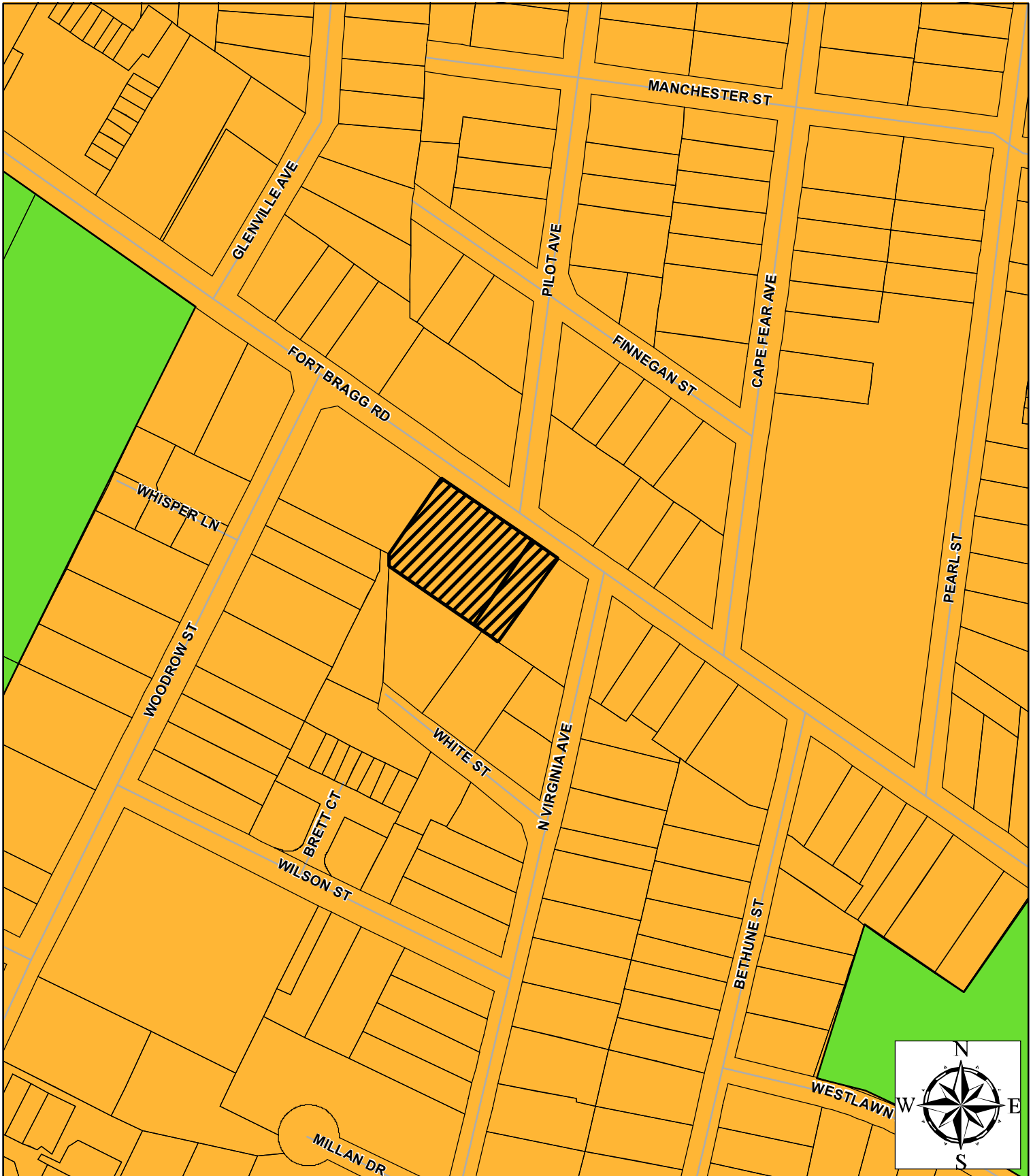


Legend







Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

2010 Land Use Plan

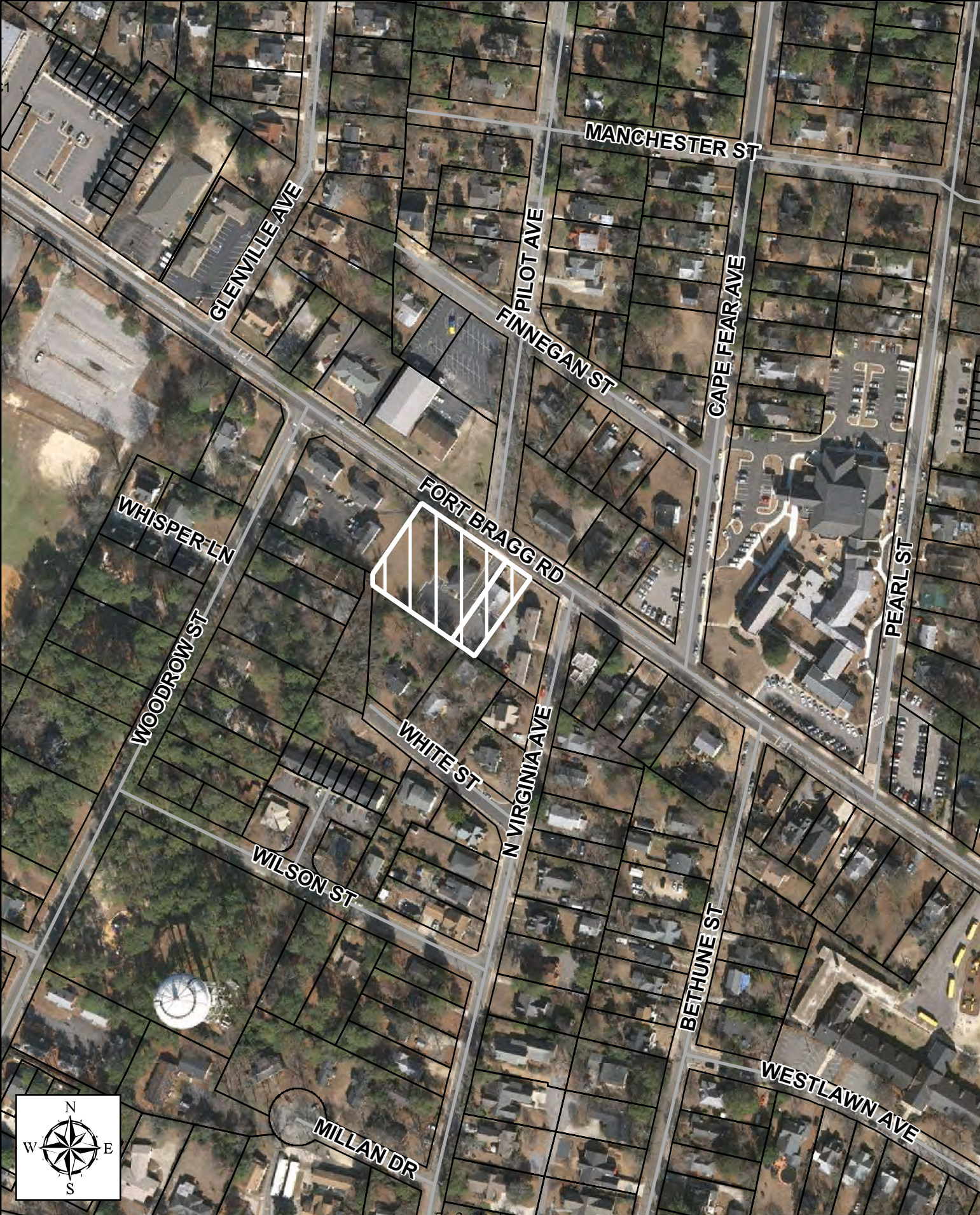
Case No. P10-11F



Legend

- | | | |
|--|--|---|
|  Medium Density Residential |  Office / Institutional |  Governmental |
|  Light Commercial |  Heavy Commercial |  Low Density Residential |

ZONING COMMISSION
CASE NO. P10-11F





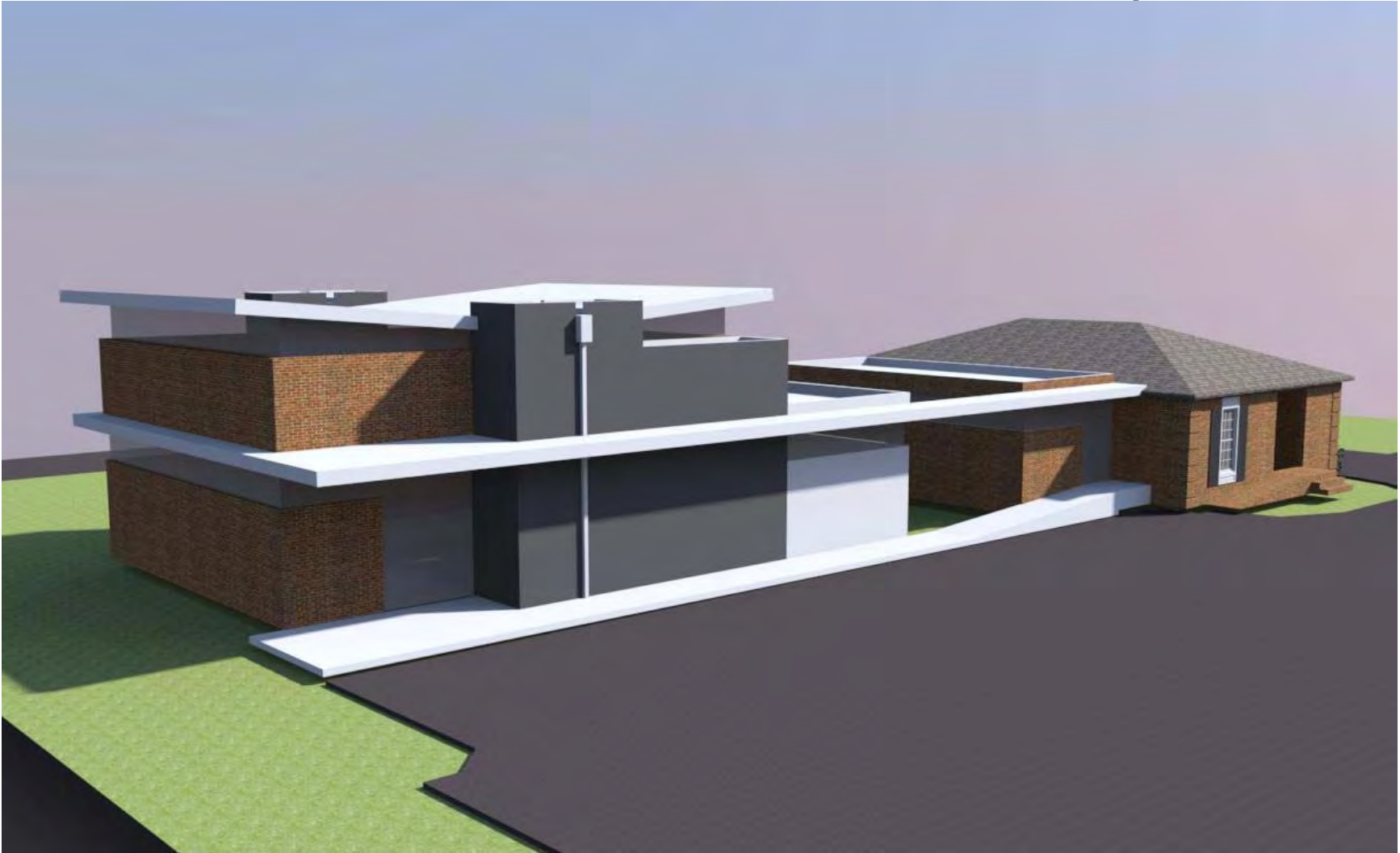
Dr. Ojo Office
Fayetteville, NC



View From Street



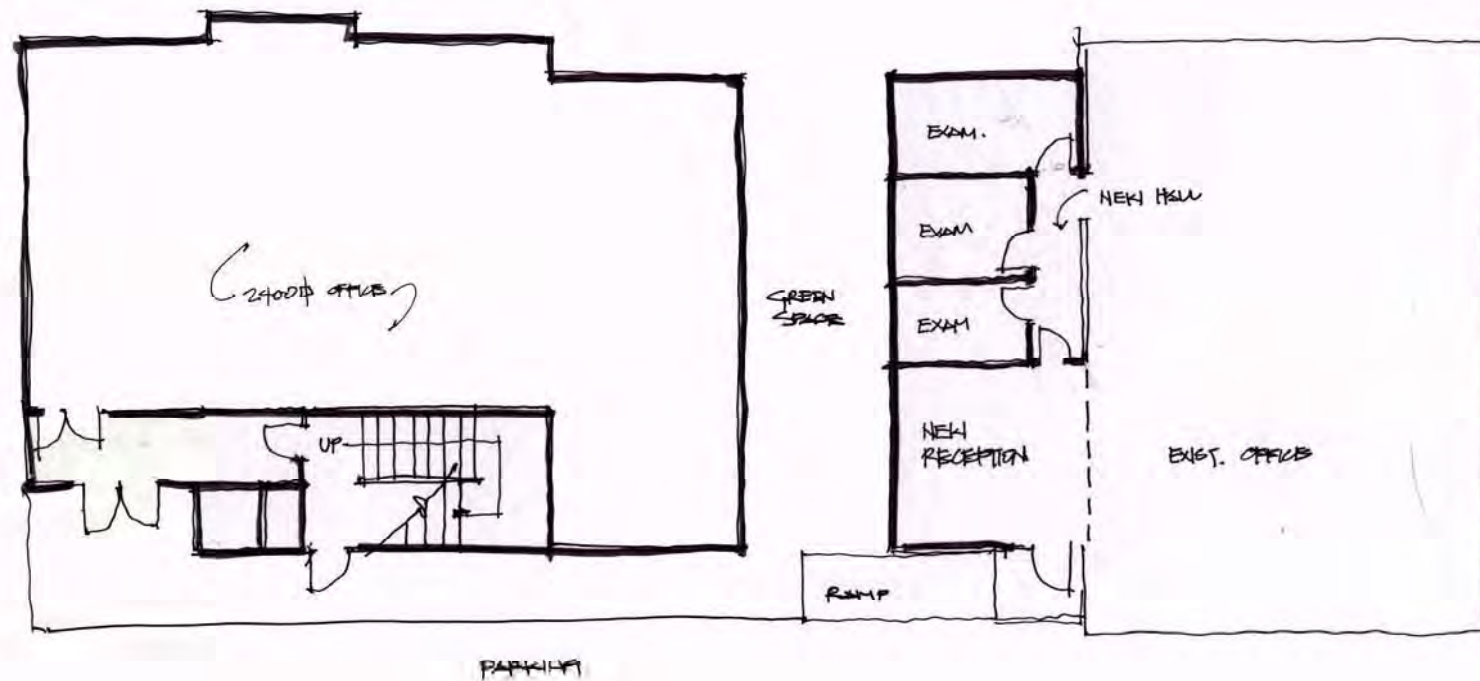
Dr. Ojo Office
Fayetteville, NC



View from Parking

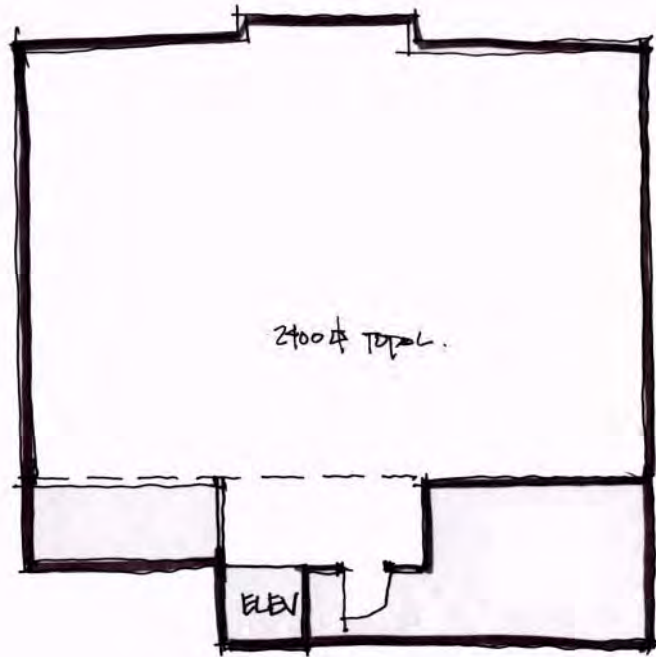


Dr. Ojo Office Fayetteville, NC



Concept of Ground Floor

Dr. Ojo Office
Fayetteville, NC



Concept of Second Floor

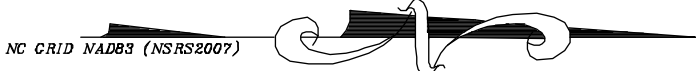
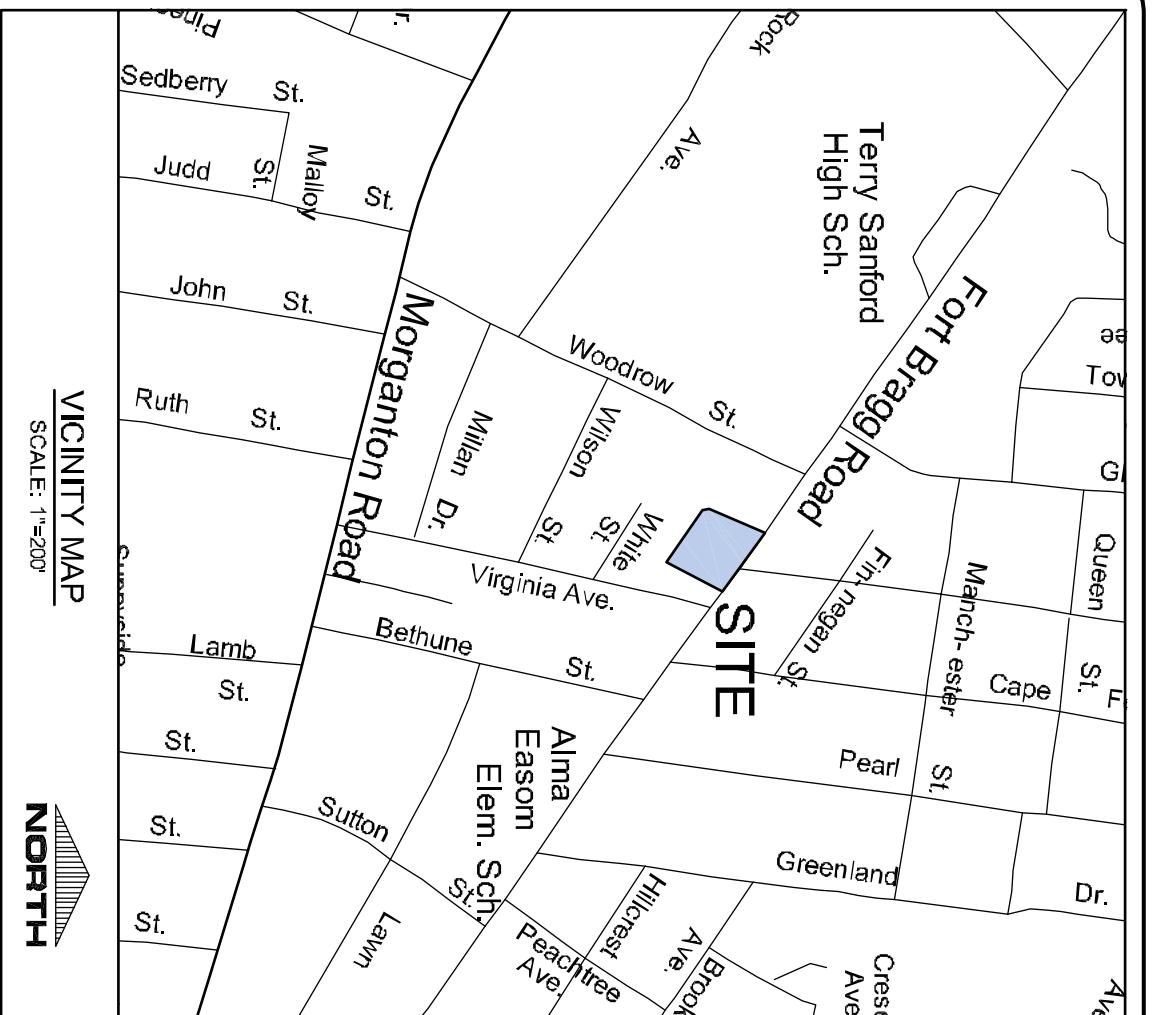


Dr. Ojo Office
Fayetteville, NC



Concept Site Plan





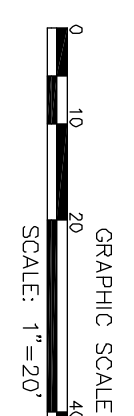
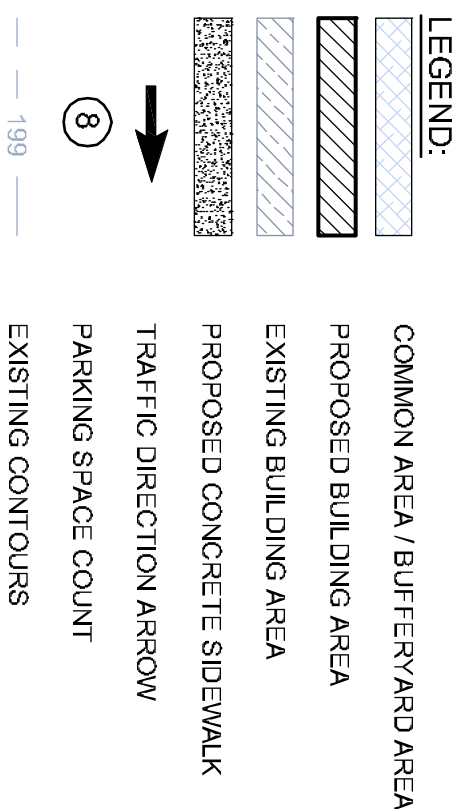
SITE INFORMATION
 DR. OJO OFFICE BUILDINGS
 PROJECT NAME:
 PROJECT ADDRESS:
 0427-67-5055 & 0427-67-6869
 TAX PARCEL NUMBER:
 18-1 FORT BRAGG ROAD, WEST HAMMOUNT SUBDIVISION
 18-1 FORT BRAGG ROAD, WEST HAMMOUNT SUBDIVISION
 SITE ADDRESS:
 R-6 (RESIDENTIAL DISTRICT) W/ SPECIAL USE PERMIT
 R-6 (RESIDENTIAL DISTRICT) W/ SPECIAL USE PERMIT
 CURRENT ZONING:
 PROPOSED ZONING:
 TOTAL SITE AREA:
 36,808 SF (0.85 ACRES)
 OWNER INFORMATION:
 ALPHA OMEGA HOLDINGS LLC
 DR. PEARL ANDERSON (DOB)
 1815 FORT BRAGG ROAD
 FAYETTEVILLE, NC 28303
 910-476-9911

DIMENSION REQUIREMENTS
 FRONT SETBACK
 25' (PLUS 10' FOR SUP) = 35'
 SIDE SETBACK
 10' (PLUS 10' FOR SUP) = 20'
 REAR SETBACK
 30'
 MAXIMUM HEIGHT
 35'
 MAXIMUM BUILDING AREA:
 36,808 SF (0.33) = 12,883 SF
 PROPOSED BUILDING AREA:
 3,600 SF + 1,536 SF(EX) + 1,268 SF(EX) = 6,394 SF
TOTAL IMPERVIOUS AREA
 PROPOSED BUILDING
 3,600 SF
 EXISTING BUILDING
 2,794 SF
 PROPOSED SIDEWALK
 14,264 SF
 EXIST. /PROP. ASPHALT
 21,183 SF (0.48 AC) - 57.6% IMPERVIOUS
 TOTAL

COMMON SPACE
 PROPOSED COMMON SPACE
 16,924 SF
TOTAL PARKING
 REQUIRED:
 6 SPACES PER HEALTH CARE PROVIDER, PLUS 1 SPACE PER EMPLOYEE
 1 HEALTH CARE PROVIDER, 3 EMPLOYEES (6 + 3 = 9 SPACES)
 TOTAL PROVIDED (EXISTING):
 20 SPACES
 TOTAL REQUIRED (PROPOSED):
 37 SPACES
 TOTAL PROVIDED (PROPOSED):
 37 SPACES
 HANDICAP PARKING REQUIRED:
 2 SPACES
 HANDICAP PARKING PROVIDED:
 2 SPACES

SIGNAGE
 MONUMENT SIGNS:
 MAXIMUM NUMBER ALLOWED:
 1
 20SF IN COPY AREA
 MINIMUM SETBACK:
 10 FT
 MAXIMUM HEIGHT:
 8 FT
BUILDING
 SIGNAGE SYSTEM:
 BUILDING MOUNTED:
 NO
 BRICK

SURVEY BY:
 GOODEN & ASSOCIATES, INC.
 1745 CYPRESS LAKES RD
 HOPE MILLS, NC 28348
 PHONE: 910-223-7766
 FAX: 910-223-7788
WETLANDS:
 NO WETLANDS EXIST ON THIS SITE BASED ON SOIL DATA PROVIDED BY WEB SOIL SURVEY.
FLOOD NOTE:
 THIS PROJECT IS NOT LOCATED WITHIN A FLOOD ZONE ACCORDING TO FLOOD PANEL 0427J.MMP NUMBER 3720M2200L, AND DATED JANUARY 5, 2007.
SITE LIGHTING NOTE:
 ALL SITE LIGHTING WILL BE DESIGNED WITH SHIELDS SO THAT IT WILL NOT SHINE DIRECTLY ONTO ADJACENT PROPERTIES.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

C-1 PEI JOB#: 2010.MKT	PROJECT STATUS CONCEPTUAL LAYOUT; PRELIMINARY LAYOUT; FINAL DESIGN; RELEASED FOR CONST:	SITE PLAN DR. OJO OFFICE BUILDING CITY OF FAYETTEVILLE NORTH CAROLINA	PARAMOUNT ENGINEERING 5911 Oleander Drive, Suite 201 Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	CLIENT INFORMATION ALPHA OMEGA HOLDINGS, LLC 1815 FORT BRAGG ROAD FAYETTEVILLE, NC 28303	REVISIONS:
	DRAWING INFORMATION DATE: 01/11/2010 SCALE: 1"=20' DESIGNED: RPB DRAWN: RPB CHECKED: RPB				

**MINUTES
CITY OF FAYETTEVILLE
ZONING COMMISSION
CITY COUNCIL CHAMBERS
1ST FLOOR, CITY HALL
MARCH 9, 2010- 7:00 P.M.**

MEMBERS PRESENT

Pete Paoni
Steve Mannell
John Crawley
Lockett Tally
Marshall Isler
Richard West
Martin J. Hendrix

MEMBERS ABSENT

OTHERS PRESENT

Karen Hilton, Planning Manager
Craig Harmon, Planner
Brian Leonard, Asst. City Atty
David Steinmetz, Inspections

The meeting was called to order at 7:00pm.

I. APPROVAL OF AGENDA

Mr. Crawley made a motion to approve the agenda. Mr. West seconded the motion. A vote was taken and passed unanimously.

II. APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2010 MEETING

Mr. Isler made a motion to approve the minutes from the February 9, 2010 meeting. Mr. Crawley seconded the motion. A vote was taken and passed unanimously.

Mr. Paoni explained the Commission members' job was to conduct public hearings, listening carefully to the testimony from both sides to make recommendations that would be forwarded to City Council for final action. Each side will be given fifteen (15) minutes, collectively, to speak and must be signed up prior to the meeting. Request for Special Use Permits are quasi-judicial and speakers must be sworn in before speaking. Any aggrieved party has ten (10) days from today's meeting to file an appeal with the City Clerk's Office, located on the second floor of City Hall.

III. PUBLIC HEARINGS

E. Case No. P10-11F. A Special Use Permit – Medical Office in a R6 Residential District for property located at 1811 & 1815 Fort Bragg Rd. Containing 0.84 acres more or less and being the property of Alpha Omega Holdings, LLC.

All parties interested in speaking, including staff, were sworn in.

Mr. Harmon presented the case. Mr. Harmon explained the current land use for the property and the surrounding areas. Mr. Harmon explained that the parcel was currently operating a medical office under a Special Use Permit. He stated that the property is both occupied and vacant and the applicant is looking to expand. He stated that the 2010 land use plan called for medium density residential for the area. He explained that staff mailed out 140 letters in regard to this request.

Mr. Harmon stated that Staff recommends that the Zoning Commission move to approve the Special Use Permit (SUP) based on the following reasons:

1. This property is currently used as medical offices.
2. It is surrounded by a mix of single family and multifamily uses.
3. Additional buffering is provided
4. All lighting should be shielded to prevent light trespass to adjacent properties

The public hearing was opened.

Mr. Chalmers McCombs appeared in favor of the request on behalf of Alpha Omega Holdings and Dr. Ojo. Mr. McCombs stated that they are proposing an addition to the current practice located on the property. Mr. McCombs explained the proposed addition. Mr. McCombs asked if there were any questions.

Mr. Paoni asked if there was just one entrance/exit on the property. Mr. McCombs stated that Mr. Paoni was correct that the drive way would be used.

Mr. Robert Balland appeared in favor of the request. He stated that he is the Civil Engineer for the project. He stated the site plan went before TRC and received approval with conditions, Mr. Balland stated that they had no problem with the conditions. He stated that TRC asked that the conditions from the existing SUP still apply. Mr. Balland stated that all parking requirements would be met, he stated that he is required to have 30 spaces and 34 spaces would be provided.

Mr. Paoni comment on the appearance of the proposed building. He stated his concerned about the building's appearance. Mr. Balland stated that the pictures are conceptual at this point and Dr. Ojo wants something more modern looking appearance. Mr. Paoni stated that the Commission's job is to protect the neighborhood and that he is positive about the project but the integrity of the area needs to be protected.

Mr. Balland stated that Dr. Ojo wants to improve the area. He stated that not every detail has been ironed out and the project is still in the conceptual stage.

Mr. Harmon stated that it is SUP permit and that conditions could be placed on the permit.

Mr. McCombs stated that there is flexibility on the design and appearance of the building. Mr. McCombs stated that the appearance of the look should not be considered in a SUP.

The public hearing was closed.

The Commission discussed the case. Members addressed their concern about the appearance of the building and the character of the neighborhood. Mr. Harmon and the Commission discussed options that may be available in order for the Commission to address their concerns.

Mr. West made a motion to approve based upon the follow finding of fact that the request meets the section of the ordinance for medical offices in a residential area with the following conditions: additional buffering and shielded lighting. Mr. Talley seconded the motion. Mr. Isler requested a friendly amendment that the design of the buildings be compatible with the character of the neighborhood as determined by the Planning Department staff. Mr. West agreed to the friendly amendment. A vote was taken and the motion passed unanimously.

1815 ALPHA

MEDICAL

CENTER, PA



ALPHAMED AESTHETICS
SHEILA G. D.E. M.D. M.P.H. Member of A.S.L.M.
DIPLOMA
LASER HAIR REMOVAL
NEUROMODULATION
PRIMO VECTORS
SPECIALTY FACIAL
YACI THERAPY
CO-HEAL REGENERATION
SKIN TIGHTENING
☎ 221-5501

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Marsha Bryant, Planner
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - A Public Hearing to Consider a Voluntary Petition Requesting Annexation - Avis Budget Car Wash at 3261 Doc Bennett Road**

THE QUESTION:

Consider annexation of an area contiguous to the City limits of the Fayetteville Regional Airport.

RELATIONSHIP TO STRATEGIC PLAN:

Strong Local Economy

BACKGROUND:

The existing building was constructed in 1987. The existing facility receives water service from PWC. The owners of the property have requested sewer service from PWC and have submitted the required Petition Requesting Annexation. The property is zoned commercial in the County. The Zoning Commission, on April 13th, made a recommendation to initially zone the property C1 Commercial District.

ISSUES:

The property is contiguous to the City limits. The owner would like to receive PWC sewer service. The owner's have submitted a valid Petition Requesting Annexation.

OPTIONS:

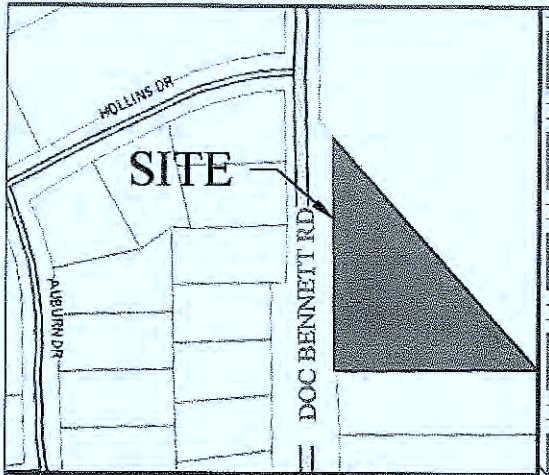
1. Adopt the Annexation Ordinance with the Effective Date of April 26, 2010.
2. Adopt the Annexation Ordinance with the Effective Date after April 26, 2010.
3. Deny the Annexation of the property.

RECOMMENDED ACTION:


Staff recommends that Council move to adopt the Ordinance Approving the Requested Annexation with the Effective Date of April 26, 2010.


ATTACHMENTS:

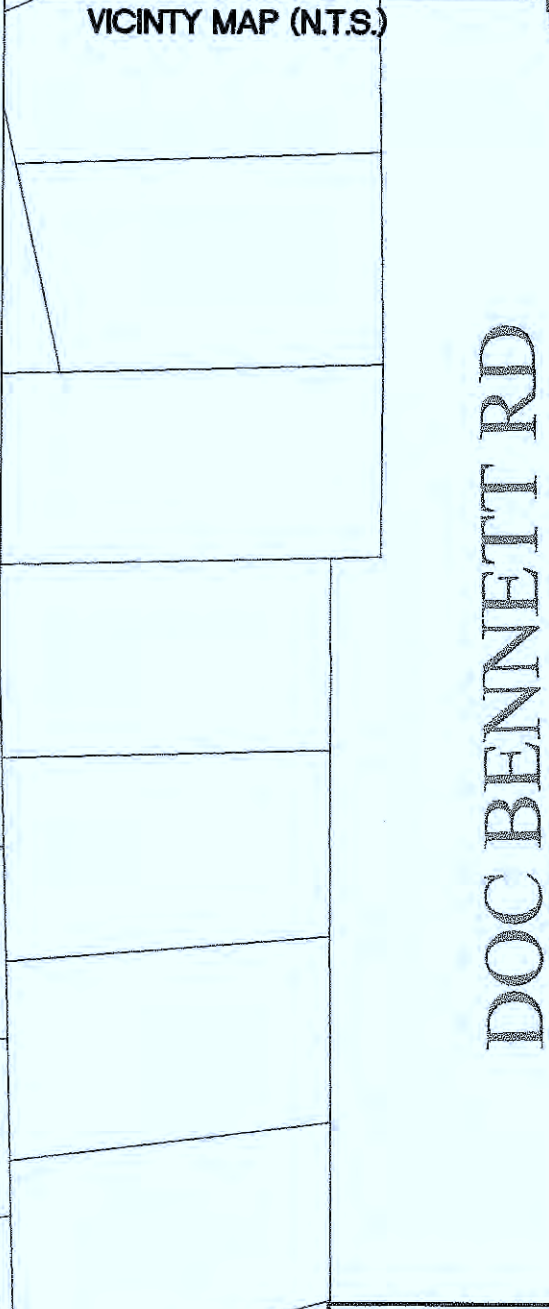
Map of the Property
Legal Description of the Property
Basic Information about the site
Ordinance to Extend the City Limits



VICINTY MAP (N.T.S.)

 PROPOSED ANNEXATION AREA

 CITY LIMITS



DOC BENNETT RD

N0°15'00"W
411.07'

S41°34'00"E
547.32'

0435-20-9473-
DB 4391 PG 0012

361.35'
S89°45'00"W

Fayetteville ENGINEERING & INFRASTRUCTURE DEPT.
North Carolina CIVIL ENGINEERING DIVISION
 433 HAY ST. 28301
 (910) 433-1656

PROPOSED ANNEXATION
 AVIS BUDGET CAR WASH FACILITY
 STEVE AND JULIE STEFANOVICH
 ± 1.71 ACRES

THIS MAP IS NOT A CERTIFIED
 SURVEY AND NO RELIANCE MAY
 BE PLACED IN IT'S ACCURACY

DATE 01/22/10 DRAWN BY WRB
 SCALE 1" = 100' CK'D BY CSA

***Avis Budget Car Wash
3261 Doc Bennett Road***

BEGINNING at the southwest corner of parcel 0435-20-9473 as described in Deed Book 4391, Page 12 of the Cumberland County Registry, said corner also being located on the eastern margin of Doc Bennett Road and continuing thence North 00 degrees 15 minutes 00 seconds West 411.07 feet to a point, thence South 41 degrees 34 minutes 00 seconds East 547.32 feet to a point, thence South 89 degrees 45 minutes 00 seconds West 361.35 feet to the BEGINNING, and containing approximately 1.71 acres more or less.

BASIC INFORMATION ABOUT THE AREA PROPOSED FOR ANNEXATION

Date Petition Received: 12-23-2009

Annexation Date: _____ **Effective Date: _____**

Annexation Number: _____

1. Name of Area:	Avis Budget Car Wash
2. Petitioner:	Steve and Julie Stefanovich
3. Location:	3261 Doc Bennett Road
4. Tax Identification Number (PIN):	0435-20-9473
5. Fire Department Affected by Annexation:	Pearces Mill
6. Is the Area Contiguous:	Yes
7. Type of Proposed Annexation:	Petitioned Contiguous Annexation
8. Background:	Existing carwash facility that has PWC water service and is now requesting PWC sewer service
9. Reason the Annexation is Proposed:	PWC sewer service
10. Number of Acres in Area:	1.7
11. Type of Development in Area:	___ New <u> X </u> Existing ___ Vacant
12. Present Conditions:	a. <u>Present Land Use:</u> car wash b. <u>Present Number of Housing Units:</u> 0 c. <u>Present Demographics:</u> 0 d. <u>Present Streets:</u> none
13. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner:</u> Obtain sewer service to the existing carwash facility. b. <u>Development Controls</u> 1. <u>Land Use Plan</u> a. <u>2010 Plan:</u> Commercial 2. <u>Zoning</u> a. <u>Current Zoning in County:</u> C(P) <u>Likely Zoning After Annexation:</u> C1P Commercial District b. <u>Maximum number of units allowed based on the zoning:</u> n/a
14. Expected Future Conditions:	a. <u>Future Land Use:</u> Car Wash facility, existing b. <u>Future Number of Housing Units:</u> none c. <u>Future Demographics:</u> none d. <u>Future Streets:</u> none e. <u>Water and Sewer Service:</u> PWC f. <u>Electric Service:</u> PWC
15. Tax Value:	Land: \$ 34,656 Building: \$56,766
Total Value:	\$101,283

**Avis Budget Car Wash – (located
at 3261 Doc Bennett Road)**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF FAYETTEVILLE, NORTH CAROLINA**

WHEREAS, the City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City of Fayetteville Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City of Fayetteville Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at City Hall Council Chambers at 7:00 p.m. on April 26, 2010, after due notice by publication on April 16, 2010; and

WHEREAS, the City Council further finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Fayetteville of North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous property owned by Steve and Julie Stefanovich is hereby annexed and made part of the City of Fayetteville of North Carolina as of April 26, 2010:

***Avis Budget Car Wash
3261 Doc Bennett Road***

BEGINNING at the southwest corner of parcel 0435-20-9473 as described in Deed Book 4391, Page 12 of the Cumberland County Registry, said corner also being located on the eastern margin of Doc Bennett Road and continuing thence North 00 degrees 15 minutes 00 seconds West 411.07 feet to a point, thence South 41 degrees 34 minutes 00 seconds East 547.32 feet to a point, thence South 89 degrees 45 minutes 00 seconds West 361.35 feet to the BEGINNING, and containing approximately 1.71 acres more or less.

Section 2. Upon and after April 26, 2010, the above described area and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Fayetteville of North Carolina and shall be entitled to the same privileges and benefits as other parts of the City of Fayetteville of North Carolina. Said area shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Fayetteville of North Carolina shall cause to be recorded in the office of the Register of Deeds of Cumberland County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed area, described in Section 1, together with a certified copy of this ordinance. Such a map shall also be delivered to the Cumberland County Board of Elections, as required by G.S. 163-288.1.

Adopted this ____ day of _____, 2010.

BY: _____
Anthony G. Chavonne, Mayor

ATTEST:

Rita Perry, City Clerk

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Marsha Bryant, Planner
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - A Public Hearing to Consider a Voluntary Petition Requesting Annexation - Watkins Property at 1645 McArthur Road**

THE QUESTION:

Consider annexation of an area not contiguous to the City limits but located within the City's MIA (Municipal Influence Area).

RELATIONSHIP TO STRATEGIC PLAN:

Strong Local Economy

BACKGROUND:

The existing building, constructed in the 1950's, has been used as several different businesses over the years. PWC has provided water service to this location in the past but the service was disconnected several years ago. The owners of the property have requested that PWC water service be reconnected to the site. They have also submitted the required Petition Requesting Annexation. The property is zoned commercial in the County. The Zoning Commission, on April 13th, made a recommendation to initially zone the property to C1P Commercial District.

ISSUES:

The property is not contiguous to the City limits but is within the City's MIA. The owners would like to receive PWC water service. The owner's have submitted a valid Petition Requesting Annexation.

OPTIONS:

1. Adopt the Annexation Ordinance with the Effective Date of April 26, 2010.
2. Adopt the Annexation Ordinance with the Effective Date after April 26, 2010.
3. Deny the Annexation of the property.

RECOMMENDED ACTION:

Staff recommends that Council move to adopt the Ordinance Approving the Requested Annexation with the Effective Date of April 26, 2010.

ATTACHMENTS:

Map of the Property
Legal Description of the Property
Basic Information about the site
Ordinance to Extend the City Limits

PROPOSED ANNEXATION AREA

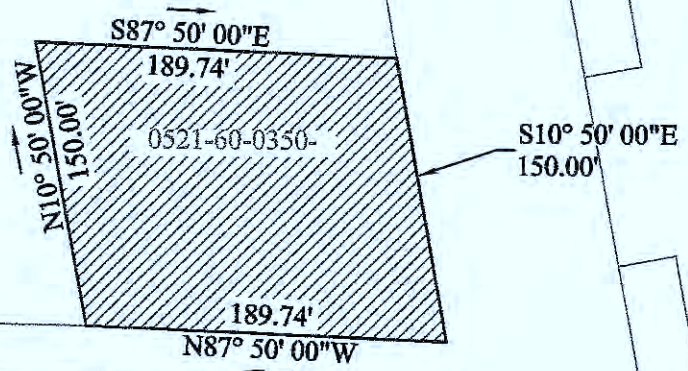
ANDREWS RD

McARTHUR RD



SITE

VICINTY MAP (N.T.S.)



THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED IN IT'S ACCURACY

Fayetteville ENGINEERING & INFRASTRUCTURE DEPT.
CIVIL ENGINEERING DIVISION
433 HAY ST. 28301
(910) 433-1656

PROPOSED ANNEXATION
1645 McARTHUR RD., FAYETTEVILLE, NC.
WATKINS PROPERTY
± 0.64 ACRES

DATE 01/26/10 DRAWN BY WRB
SCALE 1" = 100' CK'D BY CSA

***Watkins Property
1645 McArthur Road***

BEGINNING at a point in the western margin of McArthur Road, said point being the southeast corner of the tract described herein and found in Book 3485, Page 703 of the Cumberland County Registry having a parcel number of 0521-60-0350 and continuing thence for a first call of North 87 degrees 50 minutes 00 seconds West 189.74 feet to a point, thence North 10 degrees 50 minutes 00 seconds West 150 feet to a point, thence South 87 degrees 50 minutes 00 seconds East 189.74 feet to the western margin of McArthur Road, thence continuing with said margin South 10 degrees 50 minutes 00 seconds East 150 feet to the BEGINNING, and containing approximately 0.64 acres more or less.

BASIC INFORMATION ABOUT THE AREA PROPOSED FOR ANNEXATION

Date Petition Received: 1-14-2010

Annexation Date: _____ Effective Date: _____

Annexation Number: _____

1. Name of Area:	Watkins Property
2. Petitioner:	Franklin Watkins, Jr. and Carol Watkins
3. Location:	1645 McArthur Road
4. Tax Identification Number (PIN):	0521-60-0350
5. Fire Department Affected by Annexation:	Fayetteville Rural Fire District
6. Is the Area Contiguous:	No
7. Type of Proposed Annexation:	Petitioned Non-Contiguous Annexation
8. Background:	Request for water service has been made to PWC – the site had water service several years ago but they were disconnected approximately 12 years ago.
9. Reason the Annexation is Proposed:	PWC water service
10. Number of Acres in Area:	.66
11. Type of Development in Area:	____ New <u> X </u> Existing ____ Vacant
12. Present Conditions:	a. <u>Present Land Use:</u> commercial building b. <u>Present Number of Housing Units:</u> 0 c. <u>Present Demographics:</u> 0 d. <u>Present Streets:</u> none
13. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner:</u> The owner would like to use the existing building for an auto window tinting, rim and stereo system service and would like to reconnect to PWC water service. b. <u>Development Controls</u> 1. <u>Land Use Plan</u> a. <u>2010 Plan:</u> Commercial 2. <u>Zoning</u> a. <u>Current Zoning in County:</u> C1(P) Commercial District b. <u>Likely Zoning After Annexation:</u> C1 c. <u>Maximum number of units allowed based on the zoning:</u> n/a
14. Expected Future Conditions:	a. <u>Future Land Use:</u> Business to provide auto services (existing building) b. <u>Future Number of Housing Units:</u> none c. <u>Future Demographics:</u> none d. <u>Future Streets:</u> none e. <u>Water and Sewer Service:</u> PWC Water f. <u>Electric Service:</u> PWC
15. Tax Value:	Land: \$ 87,356
Total Value:	Building: \$22,567 \$110,287

**Watkins Property – (Located
at 1645 McArthur Road)**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF FAYETTEVILLE, NORTH CAROLINA**

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City of Fayetteville Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City of Fayetteville Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at City Hall Council Chambers at 7:00 p.m. on April 26, 2010, after due notice by publication on April 16, 2010; and

WHEREAS, the City Council further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City of Fayetteville;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City of Fayetteville;
- c. The area described is so situated that the City of Fayetteville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City of Fayetteville;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Fayetteville of North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous property owned by Franklin and Carol Watkins, Jr. is hereby annexed and made part of the City of Fayetteville of North Carolina as of April 26, 2010:

***Watkins Property
1645 McArthur Road***

BEGINNING at a point in the western margin of McArthur Road, said point being the southeast corner of the tract described herein and found in Book 3485, Page 703 of the Cumberland County Registry having a parcel number of 0521-60-0350 and continuing thence for a first call of North 87 degrees 50 minutes 00 seconds West 189.74 feet to a point, thence North 10 degrees 50 minutes 00 seconds West 150 feet to a point, thence South 87 degrees 50 minutes 00 seconds East 189.74 feet to the western margin of McArthur Road, thence continuing with said margin South 10 degrees 50 minutes 00 seconds East 150 feet to the BEGINNING, and containing approximately 0.64 acres more or less.

Section 2. Upon and after April 26, 2010, the above-described area and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Fayetteville of North Carolina and shall be entitled to the same privileges and benefits as other parts of the City of Fayetteville of North Carolina. Said area shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor and City of Fayetteville of North Carolina shall cause to be recorded in the office of the Register of Deeds of Cumberland County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed area, described in Section 1, together with a certified copy of this ordinance. Such a map shall also be delivered to the Cumberland County Board of Elections as required by G.S. 163-288.1.

Adopted this ___ day of _____, 2010.

Anthony G. Chavonne, Mayor

ATTEST:

Rita Perry, City Clerk

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Karen S. Hilton, Planning & Zoning Division Manager
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - Consider an amendment to City Code Chpt 30-Zoning to set standards and guidelines for child care facilities considered as a Special Use in a residential zoning district.**

THE QUESTION:

What standards and guidelines for considering child care facilities proposed within a residential zoning district will improve compatibility with surrounding residential uses?

RELATIONSHIP TO STRATEGIC PLAN:

Growing City with Livable Neighborhoods
Strong Local Economy

BACKGROUND:

The proposed amendment focuses on the non-resident child care centers proposed within a residential zoning district. Such uses are only considered through the Special Use Permit process. Approval requires finding that such use shall fit in with the character of the area and is not detrimental to the surrounding neighborhood. The current standards to approve such a child care center are general and have not provided adequate guidance to applicants, the adjacent community or to the recommending and decision-making bodies.

The existing Zoning Ordinance contains no definitions associated with child care facilities. The number of children and employees are regulated by the state in relation to the educational and outdoor play area available, building characteristics, and so forth. Currently, outside play areas, parking and driveway areas may be placed anywhere on the property except as may be specified as conditions of approval for a specific application. One other specific zoning standard affecting all child care centers was approved in 2007, to require a separation of at least 500 feet from a bar or places of entertainment as defined in Sec.30-125.

In response to City Council requests, in June 2009 staff recommended several new standards for the non-resident child care facilities proposed in residential zoning districts: minimum lot size; parking requirements; the location, fencing and buffering of play areas; information required in an application and its site plan; and the recommended location on major or minor thoroughfares rather than on local residential streets.

In evaluating the new standards proposed by staff as an amendment to the Zoning Ordinance, the Planning Commission received substantial input from the industry and stakeholders through a task force formed by the Partnership for Children. The Partnership's Task Force accepted the standards suggested in June 2009 (essentially Items 1-8 and 10 listed in the attached draft ordinance). The Task Force also strongly recommended changes in definitions. At the January 4 work session, the City Council asked that spacing of child care facilities be added to the draft standards (Item 9 in attached draft) and forwarded the materials for Planning Commission consideration.

The staff of Partnership for Children helped with a GIS analysis of the impacts of different spacing standards, particularly with regard to exemption of the institution-based facilities (those in churches or part of a school or campus, for instance) from being subject to or counted in the spacing.

ISSUES:

Community concerns include the gap in residential fabric, changes in appearance (especially side or front yards converted to parking or to playgrounds, or construction of large non-residential

structures) and increased noise and activity levels (including increased traffic and on-street parking/stopping for drop-offs). Applicants are confused by City and State definitions and uncertain what they should look for in a site or what improvements they should or should not consider making.

The draft ordinance would amend the Zoning Ordinance (Chapter 30 of the City Code) to add two new definitions, to establish the newly-defined Child Care Center (non-resident) as a use subject to specific standards and permitted only through a special use permit process when proposed within a residential zoning district, and to list the newly-defined child care center in the first commercial zoning district as a permitted use with the single special standard requiring separation from clubs and places of adult entertainment. The standards proposed for the child care centers within residential zoning districts are essentially the same as those described in Background section, plus the requirement for a 1000' separation (approximately two blocks) between child care centers (non-resident). Centers within schools, churches or similar institutional campuses are not subject to or part of this spacing standard.

The new standards proposed for a new Child Care Center [commercial, non-resident] are intended to minimize negative impacts on adjacent residences and surrounding neighborhood. The location on a major or minor thoroughfare is a guideline that would help the recommending and decision-making bodies during the evaluation of a Special Use Permit (SUP) request.

Meeting all the standards including location on a major or minor thoroughfare is not a guarantee of approval of the SUP, but it is more likely the new use would be a better fit within, and not have a detrimental impact on, the adjacent and nearby residences. The changes to existing language and the proposed standards, including a 1000 foot spacing requirement, are underlined in the attached draft ordinance.

OPTIONS:

- (1) recommend approval of the proposed amendments to portions of the Zoning Ordinance,
- (2) defer action for additional research or revision, or
- (3) recommend denial of the proposed amendments.

RECOMMENDED ACTION:

The Planning Commission and staff recommend Option 1, that the City Council:

Move for approval of the proposed amendments as described in the draft ordinance.

ATTACHMENTS:

Current Child Care (SUP) regulations
Child Care Ctrs Draft Ord CC 4-26-10
Child Care Street List April 2010
Child Care Map-Spacing Analysis

**Existing Regulations
Child Care Facilities (commercial, non-resident), in Residential
Districts:**

Section 30-107 District Use Regulations, R15 Residential District:

(24) Homes for the care of children and adults upon and after obtaining a special use permit issued by city council upon recommendation of the zoning agency after public hearings as required for amendment to the ordinance from which this section derives. Such special use permits shall be issued only after a finding is made that such use shall fit in with the character of the area in which such use is to be located and that such use is not detrimental to the surrounding neighborhood. All applications for a special use permit shall be accompanied by an accurate and detailed plot plan of the proposed use showing the location of all buildings, yard dimensions, driveways, parking areas, planting screens, service areas, and other pertinent data. Before acting upon such special use permit, the zoning agency and/or the city council may require additional plans and/or other data concerning such use and may stipulate such conditions pertaining to the proposed use as it may deem advisable in furtherance of the purposes of this chapter including, among other things, yards greater than those required in the district in which such use is located. Homes for the care of children shall be located 500 feet or more from a club or places of entertainment defined under section 30-125 as measured from the exterior walls of such use.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING CHAPTER 30, ZONING ARTICLE III- GENERAL PROVISIONS AND ARTICLE IV-DISTRICT USE REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that the Code of Ordinances of the City of Fayetteville be amended as follows:

Section 1. Article III, General Provisions is amended as follows:

Section 30-62, Definitions is amended by adding the following in alphabetical location:

Child Care, Incidental, means a program or arrangement licensed by the State and located in the provider's primary residence where, at any one time, 12 or fewer children under the age of 13 receive child care on a regular basis. This type of facility is also referred to as an incidental home occupation and may include the State-defined Family Child Care Home and Child Care Center (in a residence).

Child Care, Center, (non-resident) means a commercial or non-profit use licensed by the State where, at any one time, three or more children under the age of 13 receive child care on a regular basis from persons other than their guardians, full-time custodians, or persons related to them by blood, marriage, or adoption. This definition does not include incidental child care, cooperative arrangements among parents, or drop-in or short-term child care provided while parents work part-time or participate in other activities on the premises (e.g., churches, shopping malls, hotels, health spas).

Section 2. Article IV, District Use Regulations are amended by the following:

Section 30-107. R15 Residential District.

1. Modify Item (10) to delete the remainder of the first sentence beginning with “with the exception of allowing ...”
2. Replace Item (10)e with the following:
 - e. Day care as an incidental home occupation (also referred to as Incidental Child Care (see definitions)) shall have no more than 12 children on the premises at any time; there shall be at least 100 square feet of play area per child in the rear yard; the property must be the primary residence of the service provider; and one employee not residing in the home shall be allowed;
3. Modify Item (24) to delete “of children and” in the first sentence and to delete the last sentence beginning “Homes for the care of children shall be located...”

4. Add the following (new) Item (25):

(25) Child care centers (non-resident) (see Definitions) within any residential district which meet the following standards and which shall be allowed only upon and after obtaining a special use permit issued by city council upon recommendation of the zoning agency after public hearings as required for amendment to the ordinance from which this section derives. This use does not include a child care facility meeting the incidental home occupation standards or any facility providing care for more than a 24-hour period.

(1) The minimum lot size shall be 20,000 square feet.

(2) A minimum of four off-street parking spaces plus one per employee (maximum number at any one time or per shift) shall be provided, preferably in the rear or interior side yard, but in no case shall the parking area in the front yard area exceed the greater of 33% of the front yard or 750 square feet.

(3) The outside play area shall be in a side or rear yard area.

(4) All play areas shall be enclosed with a minimum four-foot high fence.

(5) A six-foot solid fence and ten-foot landscaped buffer shall be provided between any outdoor play area and adjacent residential properties. The buffer must include evergreen shrubs reaching 6 feet in height at maturity, spaced 6 feet apart, or alternative plantings approved as part of the plan.

(6) The required site plan shall provide the standard required information (accurate dimensions and location of all structures, drive access, parking spaces, planting screens, fences, service areas and other pertinent data) and shall show the designated play area and its total area and include or be accompanied by a floor plan outlining the square footage for the indoor areas.

(7) The required site plan or application shall include information indicating the maximum number of children proposed as well as proposed hours of operation.

(8) Child care centers (non-resident) for the care of children shall be located 500 feet or more from a club or places of entertainment defined under section 30-125 as measured from the exterior walls of such use.

(9) Child care centers (non-resident) proposed within any residential district must be at least 1000 feet from any other child care center (non-resident), whether the other center is in a residential or non-residential district. Centers operated in schools, churches and on university campuses are exempted from this spacing requirement and will not be considered in the separation requirements for other centers.

(10) Child care centers (non-resident) should be located on a major or minor thoroughfare as indicated on maps or lists maintained by the Fayetteville Area Metropolitan Planning Organization and by the City of Fayetteville.

Special use permits shall be issued only after a finding is made that such use shall fit in with the character of the area in which such use is to be located and that such use is not detrimental to the surrounding neighborhood. All applications for a special use permit shall be accompanied by an accurate and detailed plot plan of the proposed use showing the location of all buildings, yard dimensions, driveways, parking areas, planting screens, service areas, and other pertinent data. Before acting upon such special use permit, the zoning agency and/or the city council may require additional plans and/or other data concerning such use and may stipulate such conditions pertaining to the proposed use as it may deem advisable in furtherance of the purposes of this chapter including, among other things, yards greater than those required in the district in which such use is located.

Section 30-117. C-1 Local Business District.

1. Insert a new item (15) in alphabetical order, as follows:

(15) Child care facilities provided the facility is located 500 feet or more from a club or place of entertainment defined under section 30-125 as measured from the exterior walls of such use.

2. Renumber the subsequent items as necessary to maintain alphabetical order.

Section 3. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of Ordinances, City of Fayetteville, North Carolina, and the section of this ordinance may be renumbered to accomplish such intention.

Adopted this the _____ day of _____, 2010.

CITY OF FAYETTEVILLE

ANTHONY G. CHAVONNE, Mayor

ATTEST:

RITA PERRY, City Clerk

City of Fayetteville

Thoroughfare and Collector Streets

The City Council's preferred location for child care requiring a Special Use Permit includes properties located on the following thoroughfare and collector streets. Following is list of streets so classified.

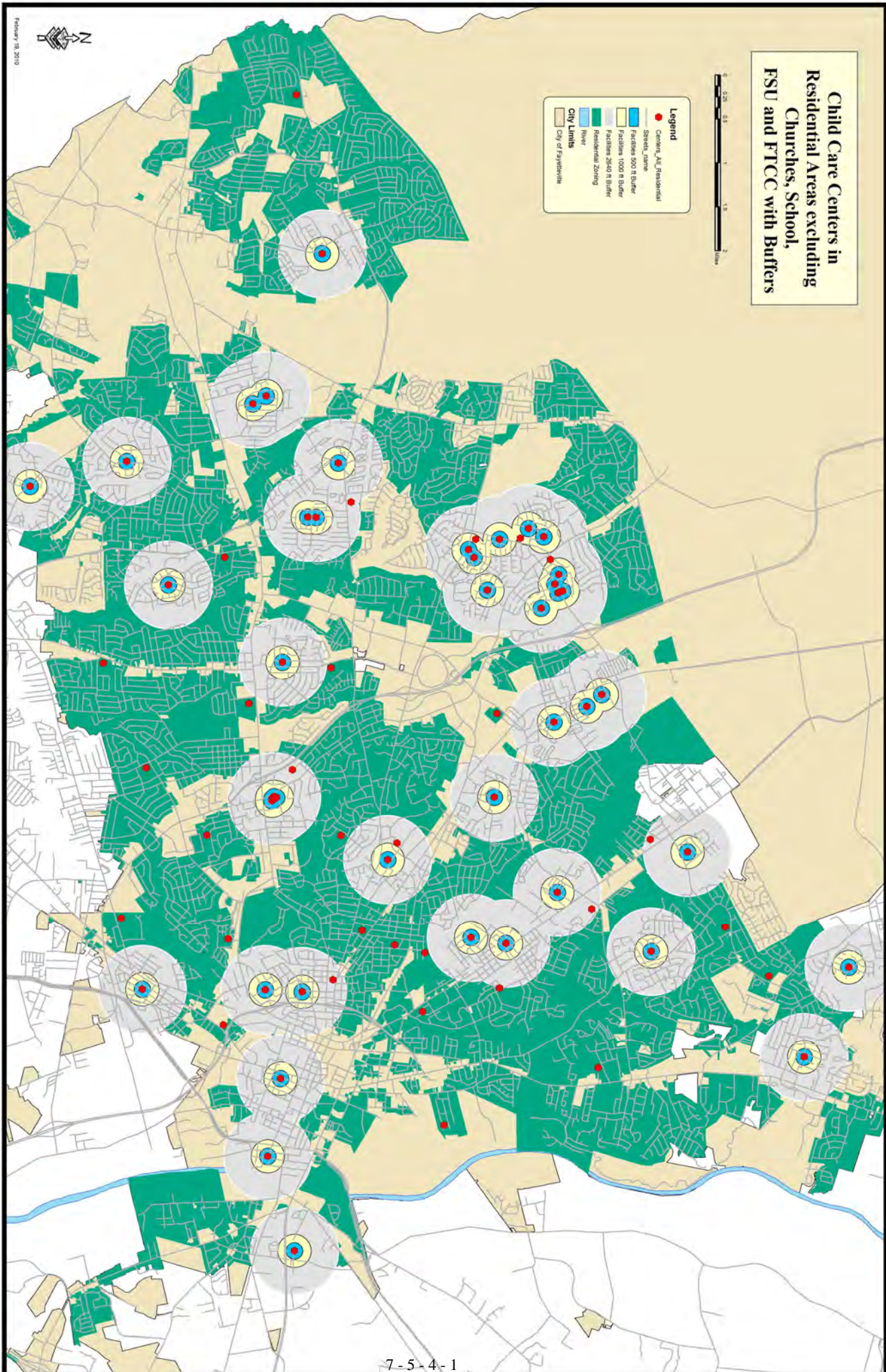
1. Andrews Road
2. Bingham Drive
3. Blount Street
4. Bonanza Drive
5. Bragg Boulevard
6. Bunce Road
7. Cain Road
8. Camden Road
9. Cedar Creek Road
10. Century Circle
11. Cliffdale Road
12. Country Club Drive
13. Cumberland Road
14. Deep Creek Road
15. Dunn Road
16. Eastern Boulevard
17. Fillyaw Road
18. Filter Plant Drive
19. Fisher Road
20. Fort Bragg Road
21. Gillespie Street
22. Gillis Hill Road
23. Graham Road
24. Grimes Road
25. Grove Street
26. Hay Street
27. Helen Street
28. Hillsboro Street
29. Hoke Loop Road
30. Hope Mills Road
31. Ireland Drive
32. Johnson Street
33. King Road
34. Lake Valley Road
35. Lakewood Drive
36. McPherson Church Road
37. Morganton Road
38. Murchison Road
39. Old Bunce Road
40. Owen Drive
41. Pamalee Drive
42. Person Street
43. Raeford Road
44. Ramsey Street
45. Reilly Road
46. Rim Road
47. Robeson Street
48. Rosehill Road
49. Rowan Street
50. Russell Street
51. Santa Fe Drive
52. Seventy-First School Road
53. Shaw Road
54. Shaw Mill Road
55. Skibo Road
56. Southern Avenue
57. Stacy Weaver Road
58. Stoney Point Road
59. Strickland Bridge Road
60. Village Drive
61. Whitfield Avenue
62. Yadkin Road

Child Care Centers in Residential Areas excluding Churches, School, FSU and FTCC with Buffers



Legend

- Centers_All_Residential
- Streets_Name
- Facilities 500 ft Buffer
- Facilities 1000 ft Buffer
- Facilities 2650 ft Buffer
- Residential Zoning
- River
- City Limits
- City of Fayetteville



February 18, 2019

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of the City Council
FROM: Karen S. Hilton, Planning & Zoning Division Manager
DATE: April 26, 2010
RE: **Development Services (Planning & Zoning Division) - An amendment to City Code Chapter 30-Zoning to allow fencing in certain side yard areas subject to allowed materials and height standards.**

THE QUESTION:

What height and placement standards for fences and walls allow fullest use of private yards while the fences or walls still function as safe and attractive elements in the community's built form?

RELATIONSHIP TO STRATEGIC PLAN:

More attractive city; A great place to live.

BACKGROUND:

Recent concerns about the limited privacy (solid) fencing allowed in side and corner side yards under current fence regulations resulted in the Development Services staff and the Planning Commission identifying the changes described in the Issues section. The changes would expand the area that can be behind a 6' privacy fence while requiring certain fence materials and setbacks to maintain the safety and attractiveness in these more visible corner and side yard areas.

A diagram is attached to illustrate the changes relative to the front, side and rear yard areas. The rear yard area, in blue, currently is the only yard area allowed to be fenced by a privacy (solid or opaque) fence, and that area is reduced for corner lots because the corner side yard is also a secondary front yard with larger setbacks.

ISSUES:

The issue of privacy fences on corner lots and in the side yard has been the main focus. Following is a summary of changes by yard area; these changes apply to both residential and commercial districts. These changes allow greater area within a solid 6' privacy fence but increase slightly the standards for materials used for fencing in front and corner side yards:

Rear: Current: up to 7' solid or non-solid fence/wall is allowed (chainlink included).

Proposed: up to 6' solid or non-solid fence/wall (chainlink included), for consistency with other allowed fence heights and the standards for group developments.

Side: Current: 3' solid or up to 6' non-solid fence/wall (chainlink included) (up to 3' may be a solid base).

Proposed: same plus up to 6' solid fence/wall if set back at least 20' from the street right of way. **Subsequent to the Commission meeting, staff identified a clarification that is recommended: fencing in side yards cannot extend beyond the line of the front facade or secondary front facade of the primary building.*

Front: Current: up to 3' solid or up to 6' non-solid fence/wall (chainlink included) or a combination fence with up to 3' solid base.

Proposed: same except that a 6' non-solid fence must be ornamental metal and chainlink would be limited to a maximum height of 4'.

As with existing standards, all properties must keep the sight triangle (area at the intersections of development driveways and a street) free of visual obstacles. Standards for Group Developments continue to require a 5' setback from all street property lines and all fences and walls

must be 6' or less.

In the attached diagram, the green area illustrates the additional area that could be enclosed by a solid 6' privacy fence.

OPTIONS:

- (1) recommend approval of the proposed amendments (minor adjustments can be made)
- (2) deferral of the public hearing to the May 10, 2010 City Council meeting for additional research or revision, or
- (3) recommend denial of the proposed amendments.

RECOMMENDED ACTION:

- (2) deferral of the public hearing to the May 10, 2010 City Council meeting for additional research or revision.

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Hampton, Special Projects Director & Doug Hewett, Assistant City Manager
DATE: April 26, 2010
RE: **Special Projects - Multi-Modal Public Hearing**

THE QUESTION:

Does Council wish to hold this public hearing? This public hearing is required as part of the FTA guidelines for the Environmental Assessment (EA) Report that was created for this project. Council will hear public comments and provide responses within the final version of the EA that will be submitted to FTA.

RELATIONSHIP TO STRATEGIC PLAN:

Top Priority in Strategic Plan 2010-2011-Management Agenda

BACKGROUND:

In the fall of 2008, the City began the initial programming and site selection process for location of a permanent Multimodal Transfer facility to replace the temporary facility currently being used. That process included involvement of two separate subcommittees, consisting of City Staff, outside transportation professionals, NC DOT & FAMPO staff, and numerous other stakeholders. The site selection process consisted of monthly meetings for almost one year and evaluation criteria applied to all identified potential sites. The top three sites in order of ranking were presented to City Council, who conducted a site visit and chose the site currently being considered and discussed in this public hearing. Council also authorized the design team and staff to proceed with all processes necessary and required by FTA guideline. These processes included property appraisals, appraisal reviews, an assessment report to determine the property relative to any known or suspected Recognized Environmental Conditions (RECs) and an Environmental Assessment (EA) report as required by the National Environmental Protection Act, which evaluates the impact of the proposed project on the site and the surrounding area. This EA covers over 20 different criteria and will be further defined in the presentation accompanying this requested action. One of the procedures required by NEPA is to conduct a public comment period to receive comments on the EA and to conduct a public hearing to receive other comments. The availability and location of the EA has been in the Fayetteville Observer and is open for public viewing at City Hall, the main library on Maiden Lane and on the City of Fayetteville's website. The EA contains instruction of how to submit comments regarding the findings of the EA. This public hearing is conducted to comply with the aforementioned to obtain other comments. All comments received, and the City's response to those comments, will be compiled and placed in the final EA, which will be submitted to FTA after the 30 day public comment period is completed (approximately May 15, 2010) along with a request to issue a Finding of No Significant Impact (FONSI). Issuance of the FONSI will allow the City to submit grant requests to FTA to obtain funding for land acquisition, demolition of existing structures and ultimately construction of the MMC.

ISSUES:

There has been previous objections raised as to the site chosen for the project.

OPTIONS:

Conduct the public hearing and receive comments

RECOMMENDED ACTION:

Conduct the public hearing and receive comments

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of the City Council
FROM: Michael Gibson, Parks & Recreation Director
DATE: April 26, 2010
RE: **Parks and Recreation - Naming of Festival Park Bridge**

THE QUESTION:

Should Council hold a public hearing for the naming of the Festival Park bridge after former Parks & Recreation employee Carmen Renee Burks?

RELATIONSHIP TO STRATEGIC PLAN:

N/A

BACKGROUND:

- Ms. Burks was employed with the City for nearly 18 years.
- Last position with the City was the Festival Park Coordinator and was very instrumental in the development and success of the park until she passed away on March 4, 2010.
- Dedicated employee and touched the lives of many community members.
- The FCPR Advisory Commission recommends naming the Festival Park bridge after Ms. Burks.

ISSUES:

N/A

OPTIONS:

- Approve the public hearing for naming of Festival Park Bridge.
- Deny the public hearing for naming of Festival Park Bridge.

RECOMMENDED ACTION:

The FCPR Advisory Commission recommends the naming of Festival Park Bridge after former employee Carmen Renee Burks and to proceed with a public hearing as dictated by City Council Policy #155-04 - City Property- Naming of City Properties in Honor of Individuals.

ATTACHMENTS:

City Council Policy 155-04
04-06-10 FCPR Advisory Comm Minutes

SUBJECT – CITY PROPERTY Naming of City Properties in Honor of Individuals	Number 155.4	Revised 6-12-06	Effective Date 3-15-1999	Page 1 of 2
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It is hereby declared to be a policy of the City of Fayetteville that for the naming of all City-owned facilities or properties, except those covered in paragraph B below, the following policy shall apply:

A. General Naming Policy:

1. Any City facility or property may be named in honor of deceased individuals only and organizations who have made significant contributions to the quality of life and the community through their achievements, leadership, service, and civic or financial donations.
2. The City Council will not consider the renaming of any City facility or property which has previously been named for an individual.
3. The City Council shall hold a public hearing before the naming or renaming of any facility or property and the public hearing shall be held in accordance with the City Council policy on public hearings.

B. Naming of Facilities in Cross Creek Linear Park:

For purposes of development of the Cross Creek Linear Park by the Cross Creek Linear Park Corporation, Council delegates the naming of components of the Park to the Corporation with the following provisions:

1. The City Council shall approve the components of the Park eligible for naming rights along with an estimated cost for these components.
2. The named components shall be a part of the approved plan and design of the Park.
3. The Corporation will be able to assign the naming rights of these components without additional action by the City Council.

SUBJECT – CITY PROPERTY Naming of City Properties in Honor of Individuals	Number 155.4	Revised 6-12-06	Effective Date 3-15-1999	Page 2 of 2
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4. The naming of the component shall be reserved for contributions of \$25,000.00 or more. The components of this Park may be named after sitting elected officials or employees of the City as long as other requirements of this policy are met.

C. Naming of Parks and Recreation Facilities:

For the purpose of naming parks and recreation facilities, the following shall apply:

1. All requests shall be accompanied by a recommendation from the Fayetteville-Cumberland Parks and Recreation Advisory Commission.
2. As long as other requirements of this policy are met, the City Council shall, on a case-by-case basis, render a decision as to whether to name parks and recreation facilities to include the athletic fields, or only name the athletic fields.

Fayetteville-Cumberland Parks & Recreation Advisory Commission

Minutes

**Tuesday, April 6, 2010 – 5:45 PM
121 Lamon Street Conference Room**

- Present Tom Cain, Doug Caudill, Dorothy Fielder, Hank Debnam, Commissioner Liaison Marshall Faircloth, John Goetke, Burton Lawson, John Meroski, J. D. Pone, Stephen Rogers, Christina Smith
- Absent Willie Cooper, City Council Liaison Kady-Ann Davy, Lynette Gardner, Cumberland County School Superintendent Leon Mack, Terrence McAllister, Harold Smelcer,
- City Staff Michael Gibson, Adrienne Thomas

Chairperson Mr. Pone called the meeting to order at 5:45 PM

Item 1 Approval of April 6, 2010 Agenda

Motion: Made by Ms. Fielder to accept the agenda.

Second: Made by Mr. Goetke

Vote: Unanimous

Item 2 Approval of March 2, 2010 Minutes

Motion: Made by Mr. Meroski to accept the minutes.

Second: Made by Mr. Lawson

Vote: Unanimous

Item 3 Hope Park Name Origin – Mr. Gibson reported that Bruce Daws, Historical Properties Manager researched the naming of Hope Park. Mr. Daws found out that the park was deeded to the City in 1948 by Edward and Isabella Hope pursuant to the Recreation & Enabling Act. City Attorney's office is researching this act as they believe this was the procedure for donating property back in those days.

Motion: Made by Mr. Cain to deny the request to name Hope Park after Mr. James Bryce McAllister because it was named after the family that donated the property.

Second: Made by Mr. Goetke

Vote: Unanimous

Item 4

Bylaw Update – Date for Electing FCPR Advisory Commission Officers – Mr. Gibson reported that the City Council appoints members in March and September. County Commissioners appoints members on June 1st.

Motion: Made by Mr. Lawson to change the first sentence under Article V - Officers in the FCPR Advisory Commission Bylaws to read, "Officers of the Advisory Commission shall be elected annually during its October meeting."

Second: Made by Mr. Debnam

After further discussion, Mr. Debnam made a friendly amendment to change electing officers in November instead of October to allow new members an opportunity to familiarize themselves with existing members before voting. Mr. Lawson accepted the friendly amendment and Mr. Debnam seconded the friendly amendment.

Vote: Unanimous

Motion: Made by Mr. Lawson to add "Commission members must serve 12 months before being elected as an officer" as item 1 under Article V - Officers.

Second: Made by Mr. Debnam

Vote: Unanimous

Mr. Debnam suggested that the revisions to the bylaws be reviewed and approved by the City Attorney's office for acceptable bylaw amendment. Additionally, Mr. Debnam requested that Mr. Gibson consult with the City Attorney's office and the County Commissioner's Attorney's office to find out why the respective city and county liaisons are not voting members. Chair Pone will also raise this question to the Citizens Board Members.

Item 5

Festival Park Naming Opportunity for Renee Burks – Mr. Gibson reported that the City Manager was receptive to naming the bridge that connects the promenade concourse to the Festival Park after Carmen Renee Burks. Ms. Burks was a city employee for almost 18 years and played an integral part in ensuring the success of the opening of Festival Park and continued her commitment until her untimely demise. Additionally, her role as a FCPR staff member in positions held as a Festival Park Coordinator, Recreation Center Supervisor and Recreation Superintendent provided positive and successful partnerships with the community.

Motion: Made by Mr. Cain to name the bridge that connects the promenade concourse to the Festival Park after Carmen Renee Burks.

Second: Made by Mr. Fielder

Vote: Unanimous

The FCPR Advisory Commission requested that Mr. Gibson research placing a significant size plaque at both entrances of the bridge.

Item 6 Good of the Commission – Mr. Lawson inquired about the Corporate Sponsorship Policy that was sent to the FCPR Commission members prior to the April meeting. Mr. Gibson reported that he sent the policy to the Commission to review after the City Council, City Manager, City Attorney’s Office, Chair Pone & Vice-Chair Smelcer reviewed the policy to provide any additional feedback. He also reported that all parties who reviewed the Corporate Sponsorship Policy were very receptive about implementing it.

Mr. Meroski reported that he was pleased that Mr. Gibson, FCPR Director, in partnership with the Convention & Visitors bureau agreed to accommodate the soccer tournament by providing reduced rental fees. Mr. Meroski reported that the soccer tournament generates approximately \$3,000,000 to the Fayetteville-Cumberland area. Additionally, he reported that other large cities such as Charlotte and Greensboro have been trying to solicit the soccer tournament to their cities, but they decided to stay in Fayetteville.

Item 7 Director’s Report – Mr. Gibson reported that Methodist University is seeking to have their own 1st Tee Charter in the Fayetteville-Cumberland Community and only seeking guidance from the Sandhills & Brunswick counties on how to proceed. Additionally, he reported that the City is providing Methodist University with a trailer that was formerly used by the City Transit Department to assist them in holding classroom instruction for the 1st Tee Program.

Mr. Gibson reported that the City Council plans to support a bond referendum package within then next year and a half to support park construction and/or improvements based on the Parks & Recreation Master Plan. Mr. Gibson will be sending the current City Council & County Commission adopted and proposed 5-year plan to the FCPR Advisory Commission to discuss at the May meeting.

Mr. Gibson reported that the implementation of the Little League Baseball program is progressing well.

Item 8 Adjournment

Motion: Made by Mr. Debnam to adjourn the meeting at 6:45 PM

Second: Made by Mr. Fielder

Vote: Unanimous

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Council Member Bobby Hurst - District 5
DATE: April 26, 2010
RE: **Appointment Committee - Presentation of Recommendations for Board/Commission Appointments**

THE QUESTION:

Do the attached recommendations from the City Council's Appointment Committee meet the City Council's approval?

RELATIONSHIP TO STRATEGIC PLAN:

- Partnership of Citizens - Citizens Volunteering to help the City
- Greater Community Unity - Pride of Fayetteville
- Diverse Culture and Rich Heritage - Diverse people working together with a single vision and common goals

BACKGROUND:

The Appointment Committee met on Tuesday, April 20, 2010 to review applications for appointments to boards and commissions. It is from that meeting that the Appointment Committee provides the attached recommendations for appointments to the City of Fayetteville boards and commissions. Consistent with the City Council's wishes, the Appointment Committee's recommendations for appointments are indicated on the attachment.

ISSUES:

NA

OPTIONS:

1. Approve Appointment Committee recommendations to fill the board and commission vacancies as indicated on the attachment.
2. Approve Appointment Committee recommendations to fill some board and commission vacancies and provide further direction.
3. Do not approve Appointment Committee recommendations to fill the board and commission vacancies and provide further direction.

RECOMMENDED ACTION:

Approve Appointment Committee recommendations for board and commission appointments.

ATTACHMENTS:

Appointment Committee Recommendations

FAYETTEVILLE CITY COUNCIL BOARD/COMMISSION APPOINTMENTS

April 26, 2010

BOARDS & COMMISSIONS	APPLICANTS
Historic Resources Commission ❖ 1 vacancy - Category 1 – Licensed/ Registered Architect	Christopher Frank
Joint Fayetteville-Cumberland County Senior Advisory Commission ❖ 1 vacancy ❖	Saroya N. Pendleton-Brown
Per Public Arts Commission Recommendations ❖ Museum of Arts – 2 recommendations	1. Soni Martin 2. Virginia Oliver
❖ Arts Council – 1 recommendation	Sean McDaniel
Transit Advisory Committee ❖ 1 vacancy – Bus rider position	Mary Frances English

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Lisa Smith, Chief Finance Officer
DATE: April 26, 2010
RE: **Finance-Tax Refunds Of Less Than \$100**

THE QUESTION:

None. Information only.

RELATIONSHIP TO STRATEGIC PLAN:

N/A

BACKGROUND:

Approved by the Cumberland County Special Board of Equalization for the month of March 2010.

ISSUES:

None

OPTIONS:

N/A

RECOMMENDED ACTION:

Information only. No action required

ATTACHMENTS:

Tax Refunds Of less than \$100

Fayetteville

North Carolina

FINANCE DEPARTMENT

April 26, 2010

TO: Lisa Smith, Chief Financial Officer

FROM: Nancy Peters, Accounts Payable

RE: Tax Refunds of Less Than \$100

The tax refunds listed below for less than \$100 were approved by the Cumberland County Special Board of Equalization for the month of March, 2010.

NAME	BILL NO.	YEAR	BASIS	CITY REFUND
Turpin, David T/A Daves' s Tire & Auto Svc.	1181713	2008	Clerical Error	87.50
TOTAL				\$87.50

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Rita Perry, City Clerk
DATE: April 26, 2010
RE: **City Clerk - Monthly Statement of Taxes for March 2010**

THE QUESTION:

For information only.

RELATIONSHIP TO STRATEGIC PLAN:

Greater Tax Base Diversity - Strong Local Economy

BACKGROUND:

Attached is the report that has been furnished to the Mayor and City Council by the Cumberland County Tax Administrator for the month of March 2010

ISSUES:

N/A

OPTIONS:

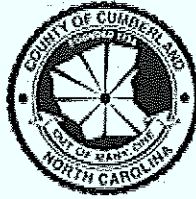
N/A

RECOMMENDED ACTION:

For information only

ATTACHMENTS:


Monthly Statement of Taxes - February 2010



OFFICE OF THE TAX ADMINISTRATOR

117 Dick Street, 5th Floor, New Courthouse • PO Box 449 • Fayetteville, North Carolina • 28302
Phone: 910-678-7507 • Fax: 910-678-7582 • www.co.cumberland.nc.us

MEMORANDUM

TO: Rita Perry, Fayetteville City Clerk
FROM: Aaron Donaldson, Tax Administrator 
DATE: March 1, 2010
RE: MONTHLY STATEMENT OF TAXES

Attached hereto is the report that has been furnished to the Mayor and governing body of your municipality for the month of February 2010.

This report separates the distribution of real property and personal property from motor vehicle property taxes, and provides detail for the current and delinquent years.

Should you have any questions regarding this report, please contact me at 678-7587.

AD/sn
Attachments

Celebrating Our Past...Embracing Our Future

EASTOVER - FALCON - FAYETTEVILLE - GODWIN - HOPE MILLS - LINDEN - SPRING LAKE - STEDMAN - WADE

FAYETTEVILLE MACC LEDGER
1999-2009

FEBRUARY 2010

2009 RECYCLE FEE	2009 ANNEX	2008 CC	2008 VEHICLE	2008 REVIT	2008 VEHICLE REVIT	2008 FVT	2008 TRANSIT TAX	2008 STORM WATER	2008 RECYCLE	2008 FAY STORM WATER	2008 ANNEX	2007 CC
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6,971.61	0.00	1,041.07	5,673.20	0.00	0.00	729.02	709.01	36.00	84.00	48.00	0.00	138.35
4,101.94	0.00	68.09	3,537.29	0.00	0.00	481.76	446.76	0.00	0.00	0.00	0.00	0.00
2,748.08	0.00	46.83	3,214.84	0.00	0.00	386.28	361.28	0.00	0.00	0.00	0.00	28.19
5,005.10	0.00	419.23	5,341.97	0.00	0.00	625.51	570.50	49.75	48.10	27.49	0.00	73.91
3,998.49	0.00	152.83	4,116.50	0.00	0.00	620.03	595.03	11.42	0.00	0.00	0.00	17.12
3,042.43	0.00	322.51	3,213.32	0.00	0.00	460.00	435.00	24.00	42.00	24.00	0.00	256.52
2,520.10	0.00	20.52	2,854.60	0.00	0.00	428.24	398.24	0.00	0.00	0.00	0.00	41.92
3,085.93	0.00	385.62	3,873.63	0.00	0.00	541.83	521.75	36.00	42.00	24.00	0.00	0.00
2,641.85	0.00	406.70	5,806.57	0.00	0.00	800.00	765.00	0.00	0.00	0.00	0.00	0.00
2,240.69	0.00	51.61	4,315.36	0.00	0.00	550.00	530.00	24.00	0.00	0.00	0.00	0.00
2,837.84	0.00	823.97	4,473.24	0.00	0.00	660.00	625.00	24.00	84.00	48.00	0.00	36.94
3,503.98	0.00	283.64	2,979.62	0.00	0.00	454.51	430.25	11.50	40.25	23.00	0.00	365.17
3,503.62	0.00	234.74	2,681.07	0.00	0.00	435.00	405.00	12.00	0.00	0.00	0.00	66.76
3,146.51	0.00	354.09	4,166.52	0.00	0.00	468.75	443.74	12.35	42.00	24.00	0.00	26.95
4,391.19	0.00	588.03	3,458.06	0.00	0.00	475.00	440.00	14.32	8.14	4.65	0.00	6.04
3,835.38	0.00	869.69	2,422.75	0.00	0.00	388.57	358.58	0.00	0.00	0.00	0.00	0.00
3,415.57	20.57	333.69	1,619.18	0.00	0.00	324.92	304.93	3.91	13.69	7.83	0.00	6.17
4,086.73	0.00	4.73	2,631.42	0.00	0.00	385.00	360.00	11.73	0.00	0.00	0.00	0.00
7,027.24	0.00	293.63	4,308.59	0.00	0.00	585.00	535.00	0.00	0.00	0.00	0.00	39.66
72,104.28	20.57	6,701.22	70,687.73	0.00	0.00	9,799.42	9,235.07	270.98	404.18	230.97	0.00	1,103.70

FAYETTEVILLE MACC LEDGER
1999-2009

2005 CC & PRIOR	2005 VEHICLE & PRIOR	2005 REVIT & PRIOR	2005 VEHICLE REVIT & PRIOR	2005 FVT & PRIOR	2005 & PRIOR STORM WATER	INTEREST	REVIT INTEREST	STORM WATER INTEREST	FAY STORM WATER INTEREST	ANNEX INTEREST	FAY RECYCLE INTEREST	TOTAL TAX & INTEREST
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60.80	197.78	0.00	0.00	45.00	0.00	4,405.95	6.22	85.65	170.74	0.00	155.44	199,125.27
0.00	262.34	0.00	0.00	80.00	0.00	3,084.44	49.34	68.93	137.87	0.00	102.75	108,807.72
0.00	126.25	0.00	0.00	35.00	0.00	2,042.34	0.14	29.89	59.65	0.00	73.90	81,070.33
74.76	41.63	0.00	0.00	20.00	0.00	3,729.40	12.56	70.72	128.26	0.00	142.87	121,063.93
26.69	53.99	0.00	0.00	30.00	0.00	3,434.55	0.00	89.52	177.67	0.00	110.35	127,757.36
50.58	177.40	0.00	0.00	54.40	0.00	2,537.30	0.85	32.99	63.17	0.00	86.51	87,105.72
284.40	56.70	0.00	0.00	9.53	0.00	2,136.16	16.39	41.03	82.07	6.95	70.02	78,839.34
59.82	1,059.74	0.00	0.00	190.00	0.00	3,304.70	0.00	56.09	100.86	0.00	92.63	95,133.52
13.12	27.97	0.00	0.00	30.00	0.00	4,572.94	0.00	182.75	365.51	0.00	71.30	172,143.85
61.06	238.20	0.00	0.00	102.07	0.00	2,834.49	22.55	48.56	79.28	0.00	62.78	83,897.35
0.00	156.61	0.00	0.00	45.47	0.00	2,781.05	15.24	37.72	75.43	0.00	101.54	82,398.28
0.00	170.48	0.00	0.00	25.00	0.00	2,300.52	0.49	43.77	87.54	0.00	89.38	90,190.13
0.00	126.77	0.00	0.00	50.00	1.70	1,961.51	6.71	52.10	89.31	0.00	96.45	81,778.79
10.45	77.50	0.00	0.00	30.00	0.00	2,077.00	0.00	35.27	70.50	0.00	92.83	71,574.69
74.47	65.62	0.00	0.00	35.00	0.00	3,115.57	10.57	68.47	134.03	0.00	122.37	123,183.01
0.00	165.27	0.00	0.00	45.00	0.00	2,284.16	12.78	67.63	134.02	0.00	104.55	88,078.60
0.00	166.26	0.00	9.62	30.00	0.00	2,369.26	15.32	66.69	133.37	54.35	94.52	91,231.67
0.00	684.33	0.00	0.00	106.05	0.00	3,089.17	1.14	57.52	112.22	0.00	114.01	97,531.12
119.73	438.67	0.00	0.00	105.00	0.00	5,242.09	44.65	111.19	222.38	3.91	193.26	196,998.68
835.88	4,293.51	0.00	9.62	1,067.52	1.70	57,302.60	214.95	1,246.49	2,423.88	65.21	1,977.46	2,077,909.36