



FAYETTEVILLE CITY COUNCIL  
AGENDA  
APRIL 22, 2013  
7:00 P.M.  
Council Chamber

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**1.0 CALL TO ORDER**

**2.0 INVOCATION**

**3.0 PLEDGE OF ALLEGIANCE**

**4.0 APPROVAL OF AGENDA**

**5.0 CONSENT**

5.1 Community Development - Approval of the 2013-2014 Annual Action Plan

5.2 Community Development - Approve transfer of City-owned lot located at 1633 Rosebud Drive to Kingdom Community Development Corporation for the construction of affordable housing.

5.3 Community Development - Approval of transfer of two City-owned vacant lots located at 811 Bedrock Drive and 214 Grady Street to Fayetteville Area Habitat for Humanity for the construction of affordable housing.

5.4 P13-09F - Request to rezone property from SF-6 and SF-10 – Single Family Residential to CC – Community Commercial or to a more restrictive district, located at 4735 Yadkin Road containing 0.69 acres more or less and being the property of Daniel and Miyoung Koceja.

5.5 P13-10F - Request to rezone property from CC – Community Commercial, SF-6 and SF-10 Single Family Residential to CC/CZ - Community Commercial Conditional Zoning or to a more restrictive district, located at 5869 Yadkin Road containing 9.2 acres more or less and being the property of Sperring Memorial Baptist Church. (OI/CZ Recommended by the Zoning Commission & Staff).

5.6 Downtown Multi-Modal Transit Center - Budget Ordinance Amendment 2013-13 and Capital Project Ordinance 2013-18

5.7 Consider adoption of revised Secondary Fire Zone

5.8 Bid Recommendation for Purchase of Three 833KVA, 7.2 KV Single Phase Voltage Regulators

5.9 Veterans Website and Call Center - Capital Project Ordinance 2013-19 and Special Revenue Fund Project Ordinance 2013-9

## **6.0 OTHER ITEMS OF BUSINESS**

6.1 Results of the Arts and Economic Prosperity IV Study

Presenter(s): Wick Smith, Trustee, Arts and Economic Development Committee Chair

6.2 Future Land Use Policies

Presenter(s): Scott Shuford, Development Services Director

## **7.0 ADMINISTRATIVE REPORTS**

7.1 Monthly Statement of Taxes for March 2013

## **8.0 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 non-public 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 22, 2013 - 7:00 p.m.  
COMMUNITY CHANNEL 7**

### **COUNCIL MEETING WILL BE RE-AIRED**

**April 24, 2013 - 10:00 p.m.  
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](mailto:rmcelrath@ci.fay.nc.us), 910-433-1696, or the Office of the City Clerk at [cityclerk@ci.fay.nc.us](mailto: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:** Victor Sharpe, Community Development Director  
**DATE:** April 22, 2013  
**RE:** **Community Development - Approval of the 2013-2014 Annual Action Plan**

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### **THE QUESTION:**

Is the 2013-2014 Annual Action Plan consistent with the priorities, goals and objectives of the 2010-2015 Consolidated Plan?

### **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 2013-2014 Annual Action Plan is based on priorities, goals and objectives of the 2010-2015 Consolidated Plan. This plan is a comprehensive plan addressing the City's housing, homeless, community development, and economic development needs through 2015. The 2013-2014 Annual Action plan is consistent with the 2010-2015 Consolidated Plan. This plan is in the fourth year of the 2010-2015 Consolidated Plan.

In an effort to provide citizens an opportunity to participate in the process of developing the Annual Action Plan, the Community Development Staff held five citizen participation meetings. These meetings were held in various locations throughout the City. A staff public hearing was held on March 7, 2013 and the Fayetteville Redevelopment Commission held the official public hearing on April 11, 2013. A draft copy of the plan has been made available in various locations for review and comments for 30 days from March 28, 2013 through April 30, 2013. No comments have been received to date.

The Fayetteville Redevelopment Commission voted to forward to City Council a recommendation of approval of the Annual Action Plan.

### **ISSUES:**

We are currently waiting to receive the actual allocation of funds for the Community Development Block Grant and the HOME Investment Partnership Grant. Once we receive the actual funding amount, we will adjust the budget and refer it back to the Fayetteville Redevelopment Commission for approval.

### **BUDGET IMPACT:**

The HOME Investment Partnership Grant requires a match from the City in projected amount of \$80,804.

### **OPTIONS:**

- Approve proposed plan.
- Modify proposed plan.

- Provide additional direction to staff.

**RECOMMENDED ACTION:**

Staff recommends Council move to approve the 2013-2014 Community Development Annual Action Plan.

**ATTACHMENTS:**

2013-2014 Action Plan



2013-2014  
One-Year Action Plan

***Community Development Department  
433 Hay Street  
Fayetteville, NC 28301  
(910) 433-1590  
[www.cityoffayetteville.org](http://www.cityoffayetteville.org)***

CITY OF FAYETTEVILLE, NORTH CAROLINA

**2013-2014 ACTION PLAN**

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

**Mayor & City Council**

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

**Fayetteville Redevelopment Commission**

Charnell Green, Chairman  
Carlos Swinger, Vice Chairman  
Steven Barnard  
Brook Browning  
Cassandra Haire  
Dineen Morton  
Monica Loungo

**City Manager**

Theodore L. Voorhees

Rochelle Small-Toney, Deputy City Manager

Kristoff Bauer, Deputy City Manager

Dele Smith, Assistant City Manager

***Community Development Director***

Victor D. Sharpe

**COMMUNITY DEVELOPMENT DEPARTMENT**

**433 HAY STREET**

**FAYETTEVILLE, NC 28301**

**[www.cityoffayetteville.org](http://www.cityoffayetteville.org)**

**910-433-1590**

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## **Executive Summary**

The City of Fayetteville's 2013-2014 One-Year Action Plan is based on the housing and community development goals set forth in the 2010-2015 Consolidated Plan. City Council approved Fayetteville's fourth Consolidated Plan on April 26, 2010. The plan is designed to comprehensively address the City's housing, economic development, community development and homeless needs for the five-year period 2010-2015. The plan contains goals, measurable objectives and strategies for each of the plan's elements. In order to implement the strategies identified in the Consolidated Plan, the City prepares an annual One-Year Action Plan. The projects contained in the 2013-2014 One-Year Action Plan are designed to address the community needs identified in the five year Consolidated Plan. The core goals of the action plan are presented below.

### **Housing**

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

### **Economic Development**

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**

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**

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.

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## 2013-2014 One year Action Plan

The 2013-2014 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 U. S. Department of Housing and Urban Development. This One-Year Action Plan constitutes the fourth annual plan of the 2010-2015 five-year Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available during the upcoming fiscal year and establishes goals and objectives for those activities. The City expects the following resources to be available to implement its community development strategies during the 2013-2014 program year.

<b>2013-2014 Funding Sources</b>	<b>Amount</b>
Community Development Block Grant (CDBG)	\$ 1,206,943
CDBG Program Income	\$ 211,913
HOME Investment Partnership (HOME)	\$ 580,924
HOME Program Income	\$ 315,616
CDBG & HOME Prior Year	\$ 767,262
<u>City (HOME match) – from prior year</u>	<u>\$ 80,804</u>
<b>Total</b>	<b>\$ 3,163,462</b>

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



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## **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 five 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 on the local community channel, with flyers, advertised in the local newspaper as well as letters mailed in the redevelopment plan areas. Meetings were scheduled as follows:

- January 8, 2013 Fire Station 14
- January 10, 2013 Spivey Recreation Center
- January 15, 2013 Good Hope Missionary Baptist Church
- January 17, 2012 Massey Hill Recreation Center
- January 22, 2012 Bethel 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 as well as provide them with necessary information about the City's Consolidated Plan and One Year Action Plan. A summary of the citizen comments is included on page 73.

### **Public Hearings**

Two official public hearings are held on the One Year Action Plan. City staff held the first hearing on March 7, 2013 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 25, 2013. This meeting is designed to allow City staff to publicly summarize and review citizen input gathered from throughout the community.

The Fayetteville Redevelopment Commission (FRC) held a second public hearing on April 11, 2013 at 7:00 p.m. in the Council Chambers at City Hall. The proposed One Year Action Plan was presented to the Fayetteville Redevelopment Commission. The FRC voted to recommend approval of the plan to City Council.

### **Public Comment on the 2013-2014 Action Plan**

The City publicly advertised that draft copies of the proposed 2013-2014 One Year Action Plan would be available for public comment. The period of public comment on

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the City's One Year Action Plan is for 30 days. The comment period started on March 28, 2013 through April 26, 2013. The One Year Action Plan was 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, the offices of the Community Development Department and the Human Relations Department.

### **Adoption**

City Council will consider the 2013-2014 Annual Action Plan at its work session on April 2, 2013. The Plan is scheduled for adoption by City Council at its meeting on April 22, 2013.

### **Lead Agency**

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

## **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 2013-2014 One Year Action 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.

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## **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 2013-2014 One Year Action 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.

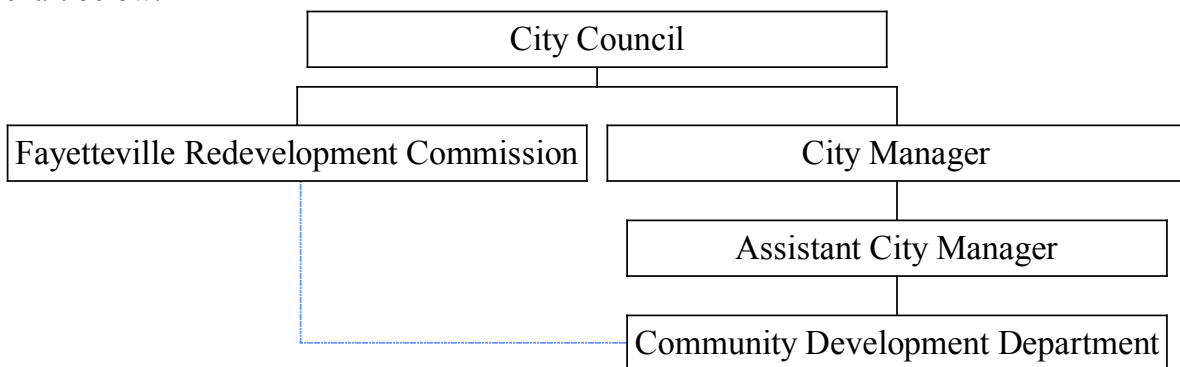
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## COMMUNITY DEVELOPMENT DEPARTMENT

### 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.

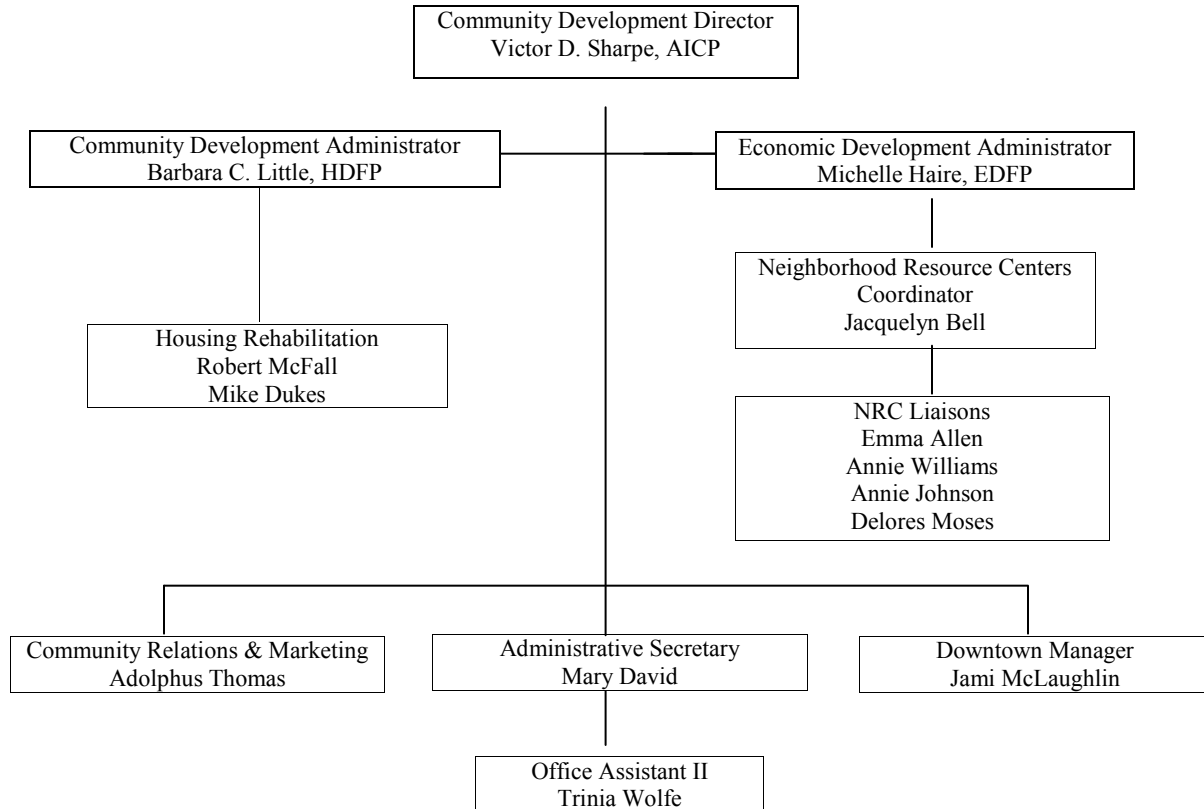
### Fayetteville Redevelopment Commission

Steven Barnard  
Brook Browning  
Charnell Green  
Cassandra Haire

Dineen Morton  
Carlos Swinger  
Michelle Luongo

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.

## Community Development Department Organizational Chart



### 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 (4 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 last conducted housing study, thousands of households in our area still remain poor or nearly poor and continue to experience housing problems, with nearly 40% of all households in both Cumberland County and the City of Fayetteville having household incomes at \$35,000 or less or at a median income of around \$26,735. Therefore, 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 10.3%, 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.

The City of Fayetteville's current population is 208,291, 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 burden 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 2013-2014 One-Year Action Plan are presented below followed by descriptions of each activity.

**2013-2014 Housing Benchmarks**

<b>Description</b>	<b>Estimated Cost</b>	<b>Estimated Units</b>	<b>Percent Budget</b>	<b>Percent Unit</b>	<b>Type</b>
Down payment Assistance	\$15,000	5	1%	1%	Homes purchased
Mortgage Assistance Program	\$75,000	5	5%	1%	Homes purchased
Housing Rehabilitation	\$1,149,727	165	70.5%	40%	Homes repaired
Acquisition and Demolition Program	\$150,000	30	9%	7%	Houses acquired and demolished
CHDO activities	\$231,650	7	14%	2%	Homes built
Homebuyer’s Education	\$8,550	200	.5%	49%	Persons assisted
<b>Total</b>	<b>\$1,629,927</b>	<b>412</b>	<b>100%</b>	<b>100%</b>	

**Performance Measurements**

<b>Program</b>	<b>Objective</b>	<b>Outcome</b>	<b>Outcome Statement</b>	<b>Indicators</b>
Down payment Assistance Program	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Housing units purchased <b>5</b>
Mortgage Assistance Program	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Housing units purchased <b>5</b>
Housing Rehabilitation Program	Create suitable living environments	Sustainability	Sustainability for the purpose of creating suitable living environments	Owner occupied and investor owner units rehabilitated <b>165</b>
Acquisition and Demolition Program	Create suitable living environments	Sustainability	Sustainability for the purpose of creating suitable living environments	Houses demolished <b>30</b>
CHDO Activities	Provide decent affordable housing	Affordability	Affordability for the purpose of providing decent affordable housing	Housing units constructed and sold <b>7</b>
Homebuyer Education	Provide decent affordable housing	Accessibility	Accessibility for the purpose of providing decent affordable housing	Participants receiving counseling <b>200</b>

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### **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 2013-2014 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 is less. 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 began 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, 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 2 (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 \$1,149,727 for this activity, and anticipates repairing 165 homes during the 2013-2014 program year. This activity meets priority housing needs number 2 (HOME/CDBG).

### **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 ten homes during the 2012-2013 program year and shall contract with them to develop 5 additional homes during the 2013-2014 program year to avail and make affordable to low to moderate income families. All homes built by FAHFH since the 2009-2010 program year have been built in the designated Hope VI project area also located in the Old Wilmington Road area.

During the 2013-2014 program year, the City will also contract with CCAP to produce 2 affordable rental properties. They will rehabilitate a single family housing unit that was donated to them. The other house will be constructed on a vacant lot that they currently own.

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 additional units of mixed income affordable single family housing to the area upon project completion. The City also assisted Kingdom with predevelopment and infrastructure costs for phase two of Fairley Estates. To date, Kingdom has newly constructed all 20 single-family affordable housing units in Fairley Estates II; has built two additional homes on Cool Springs Street, and is currently developing three affordable single family homes on Deep Creek Road which has been extended from the 2012-2013 program year.

The City began contracting with the Center of Economic Empowerment and Development (CEED), formerly known as the Women's Center of Fayetteville, as a certified CHDO during the 2008-2009 program year to rehabilitate ten affordable rental housing units that were rented to very low income families at or below 30% the area income median. Since then they have also contracted with the CEED to newly construct three affordable single-family housing units during the 2009-2010 program year and to acquire and rehabilitate two single-family units during the 2010-2011 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 7 additional single-family dwellings during the 2013-2014 program year to include 5 to be developed by FAHFH, and 2 to be acquired and rehabilitated by the Cumberland Community Action Program and the City has allocated \$231,650 for this activity. This activity meets priority housing need number 1 (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 (A&D) 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 \$7,500 for residential homes and \$30,000 for commercial properties and churches which includes costs for required asbestos-related services, shall be provided to the lowest responsible bidder to demolish any eligible property. In addition, a grant or an award of up to \$5,000 may be provided for the acquisition of a vacant parcel resulting from the demolition of a dilapidated structure that was in need of demolition, with a minimum offer of \$1000. The A&D Program has been very successful in eliminating blight within the City, having funded the demolition of approximately 120 properties since inception. The City allocated \$150,000 for this activity, and anticipates assisting 30 housing units during 2013-2014 program year. This activity shall make vacant parcels available to later meet priority housing need number 1 (CDBG).

### **Homebuyer Education**

#### **Eligibility Citation - 24 CFR Part 92.300**

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 2013-2014 program year. The City also allocated an additional \$2,550 for credit counseling fees to benefit 75 low-to-moderate income applicants, totaling \$8,550. This activity meets priority housing need number 3 (CDBG).

### **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 2013-2014 One-Year Action Plan are presented below followed by descriptions of each activity.

**2013-2014 Community Development Benchmarks**

Description	Estimated Cost	Estimated Units	Percent Budget	Percent Unit	Type
Neighborhood Resource Centers	170,000	6,000	65%	99.3%	Client Visits
Beautification	10,000	5	4%	.08%	Projects completed
Street Paving Assessment Fee Assistance	2,000	2	1%	.02%	Persons assisted
Water and Sewer Assessment Fee Assistance	80,000	40	30%	.60%	Persons assisted
<b>Total</b>	<b>262,000</b>	<b>6,047</b>	<b>100%</b>	<b>100%</b>	

**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 <b>6,000</b>
Beautification Program	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable	Improvement projects completed in low income

			environments	neighborhoods <b>5</b>
Street Paving 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 <b>2</b>
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 <b>40</b>

**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 offer 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. A new NRC in the Old Wilmington Road community will be open this program year as part of the HOPE VI revitalization project.

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. To include the Myers Recreation Center and the Massey Hill Recreation Center during the program year. 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
- Old Wilmington Road NRC

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 invited 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, Work First, the Department of Social Services, Cumberland County Health Department, Center for Economic Empowerment and Development (CEED), and other



City departments and local agencies. The NRC network also partners with local agencies to host a job fair attracting a minimum of 5,000 job seekers at the event.

The City solicited proposals from qualified instructors and will contract with a minimum of four 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 variety of 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, one senior aide 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. The City allocated \$170,000 for this activity and expects approximately 6,000 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. Qualified projects may include the installation of neighborhood signs and other approved community projects; landscaping for investor-owners with multi-family units that have been rehabilitated by Community Development. Program includes purchasing of shrubs and flowers and code enforced clearance activities. Participation and maintenance of the beautification project must be done by residents. Non-profit organizations within such areas may also participate. 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 2013-2014 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. However, since there is very little number of streets remaining unpaved within the City limits, the need for this program is becoming less with the passing of each program year. Therefore, assessment fee

assistance is expected to benefit only 2 low-moderate income property owners during the 2013-2014 program year, and the City allocated \$2,000 for this activity for the program year. This activity meets priority community development need number 4 (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 previously 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. Currently, the City uses CDBG funds to provide grants in the amount of \$2,000 each for water and/or sewer assessments in the only remaining eligible annexation area of V-A to receive the assistance, \$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, and \$900 for plumber hook-up fees for income eligible homeowners in annexation area V-A during the 2011-2012 program year. Additionally, there is no time limit to apply for plumber hook-up fee assistance and it still remains available to income eligible families living in the previously annexed areas of 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). This program does not provide compensation or reimbursement of costs already expended by the homeowner for water and sewer assessments or plumber fee services; and homeowners are eligible to apply for assistance up until two years from the assessment roll approval date which serves as the official notice, which makes only area 5A currently still eligible to receive assessment assistance. The City allocated \$80,000 for this activity during the program year. This activity meets priority community development need number 4 (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 plan areas throughout the community. 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.

The City’s economic development activities are designed to meet the needs identified in the 2010-2015 Consolidated Plan. Economic development benchmarks for the 2013-2014 One-Year Action Plan presented below followed by descriptions of each activity.

#### 2013-2014 Economic Development Benchmarks

Description	Estimated Cost	Estimated Units	Percent Budget	Percent Unit	Type
Business Assistance Program	\$467,535	6	64%	9%	Jobs
Small Business Development Grant Program	\$25,000	5	3%	7%	Jobs
CEED’s Women’s Business Center	\$56,500	35	8%	51%	Clients
Façade Improvement Grant Program	\$50,000	10	7%	15%	Jobs
Section 108 Loan Payment	\$78,000	2	11%	3%	Loan Payments
Small Business Retention Grant Program	\$50,000	10	7%	15%	Jobs
<b>Total</b>	<b>\$ 727,035</b>	<b>68</b>	<b>100%</b>	<b>100%</b>	

**Performance Measurements**

<b>Program</b>	<b>Objective</b>	<b>Outcome</b>	<b>Outcome Statement</b>	<b>Indicators</b>
Business Assistance Loan Program	Create economic opportunities	Affordability	Affordability for the purpose of creating economic opportunities	Jobs Created <b>6</b>
Small Business Development Grant Program	Create economic opportunities	Affordability	Affordability for the purpose of creating economic opportunities	Jobs created <b>5</b>
CEED's Women's Business Center	Create economic opportunities	Accessibility	Accessibility for the purpose of creating economic opportunities	Clients Assisted <b>35</b>
Façade Improvement Grant Program	Create economic opportunities	Affordability	Affordability for the purpose of creating economic opportunities	Jobs Created/LMI Areas Assisted <b>10</b>
Section 108 Loan Payment Capitol Project	Create economic opportunities	Accessibility	Accessibility for the purpose of creating economic opportunities	Loan Payments <b>2</b>
Small Business Retention Grant Program	Create economic opportunities	Affordability	Affordability for the purpose of creating economic opportunities	Jobs Created/LMI Areas Assisted <b>10</b>

**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. In addition, due to the increased costs associated with renovating a downtown property located within the historic district, the City has will also offer the 3% fixed interest rate as well as offer a loan up to a maximum of \$200,000.

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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 \$467,535 for this program and anticipates a minimum of 6 jobs will be retained or created 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).

**Small Business Development Grant Program**

**Eligibility Citation - 24 CFR Part 570.203 (b)**

The Small Business Development Grant Program is designed to assist with the startup and development of small businesses in the city limits of Fayetteville. Special consideration will be provided to small businesses located in any of the City's redevelopment plan areas. The City of Fayetteville will provide a matching grant up to \$5,000 for eligible small business expenses. The business applicant will have to provide an equal match to the grant award being requested. Grants will be considered for expenses including working capital, inventory, furniture, fixtures, equipment, and interior and exterior renovations, and commercial real estate acquisition.

Eligible small businesses must qualify for or already be an approved client of one of the Center for Economic Empowerment and Development Center's (CEED) loan programs. Referrals for consideration for this grant program shall come from a CEED business consultant. The CEED business consultant will be able to confirm the small business client has all of the necessary funds in place to successfully start and development a business or identify the additional funds needed to do so.

Referred clients will have successfully completed a two part series of small business training at CEED, resulting in a completed business plan approved by CEED. Small businesses that have the proper training prior and during the launch of their small business will have a higher success rate by obtaining the core knowledge and skills. A completed business plan will guide the business through the process and future development of the business.

The City allocated \$25,000 for this program and anticipates a minimum of 5 grants will be provided this program year and a minimum of 5 jobs will be retained or created 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, and 4(CDBG).

**CEED Women's Business Center**

**Eligibility Citation - 24 CFR Parts 570.201 (o) (1) and 570.201 (o) (3)**

The Center for Economic Empowerment and Development (CEED), formerly the Women's Center of Fayetteville, 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. Its Women's Business Center, a program of CEED, has served the community for over thirteen years by assisting persons in all phases of small

business development. The goal of the business 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 business center provides counseling, business plan assistance, access to funding, and training to entrepreneurs for starting and expanding a business. The City allocated \$56,500 for this activity and anticipates at least 35 small business entrepreneurs will start or expand their business 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), 24 CFR Part 570.203 (b) and 24 CFR Part 570.208 (a) (1)**

This program is designed to promote the revitalization of facades of active, 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., 71<sup>st</sup> 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 matching reimbursement grant up to \$5,000 for each façade renovated. Each business that participates with this program is asked meet a job creation or retention requirement by creating or retaining at least one full time equivalent job. If a small business is financially unable to meet the job creation or retention requirement then since this program assists only projects in low to moderate-income areas, then it will be a low to moderate income area benefit. 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 2, 3, 4 and 5 (CDBG).

### **Small Business Retention Grant Program**

#### **Eligibility Citation – 24 CFR Part 570.203 (b) and 24 CFR Part 570.208 (a) (1)**

This program is designed to assist with the expansion costs of 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, 71<sup>st</sup> Township, Deep Creek Rd., Fayetteville Renaissance and HOPE VI redevelopment plan areas.

The City of Fayetteville will provide a 50% matching 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 will be considered for this program. Some requests may not be eligible considering the business type and will be considered on a case by base basis.

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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. The goal of this program is to retain jobs or create jobs making them available to a low to moderate-income person. If a small business is financially unable to meet the job creation or retention requirement then since this program assists only projects in low to moderate-income areas, then it will be a low to moderate income area benefit. 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).

### **Homeless Activities**

The City supports Cumberland County Continuum of Care on Homelessness, the lead entity for the planning and coordination Homeless activities in the Cumberland County. The City does not receive Emergency Solutions Grant funds (ESG) and therefore the funding of homeless services is very limited. We remain focused on providing technical support for homeless service providers.

The City partners with Cumberland County and local homeless service 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 on Homelessness, 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 to homeless shelters and 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.

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The City assist in the emergency shelter located at 913 Person Street for single men. The homeless shelter known as the HOPE Center is a 21-bed facility that is operated by Gospel Service Benevolent Society, Inc. This facility also provides an evening meal for unsheltered homeless persons on a daily basis.

The City is working closely with the Cumberland County Continuum of Care on Homelessness Planning Council (CCCCHPC), the lead entity for planning and coordination in the Cumberland County Continuum of Care on Homelessness. This group is comprised of homeless service providers, non-profits and local agencies that serve the homeless population. 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 collaborates with local agencies to develop 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 on Homelessness 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 on Homelessness 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 2013 was 615 people.

The Ten-Year Plan to End Homelessness which was implemented in 2008 has been placed in the Cumberland County Continuum of Care as a subcommittee and will continue to be a part of the strategic planning of homeless prevention in Cumberland County. The will continue to address the needs of both the chronically homeless population as well as families who are struggling with the issues of homelessness.

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 2013-2014 One-Year Action Plan are presented below followed by activity descriptions.

**2013-2014 Homeless Activity Benchmarks**

<b>Description</b>	<b>Estimated Cost</b>	<b>Estimated Units</b>	<b>Percent Budget</b>	<b>Percent Unit</b>	<b>Type</b>
Homeless Shelter Assistance	\$5,000	15	6%	.19%	Shelters
Utility Deposit Assistance	\$4,000	10	5%	.13%	Clients
Homeless Client Assistance	\$3,000	25	3.5%	.32%	Clients
Hope Center Homeless Shelter	\$10,000	1,000	12%	13%	Shelter
Operation Inasmuch Day Center	\$20,000	3,882	23.5%	50.9%	Clients
Gospel Services Benevolent	\$20,000	1,642	23.5%	21.5%	Client
Salvation Army	\$20,000	1,000	23.5%	13.1%	Client
Fayetteville Metropolitan Housing Authority	\$2,500	50	3%	.65%	Client
<b>Total</b>	<b>\$84,500</b>	<b>7,624</b>	<b>100%</b>	<b>100%</b>	

**Performance Measurements**

<b>Program</b>	<b>Objective</b>	<b>Outcome</b>	<b>Outcome Statement</b>	<b>Indicators</b>
Homeless Shelter Assistance Program	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless shelters served <b>15</b>
Utility Deposit for Homeless Clients Program	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless clients served <b>10</b>
Homeless Assistance Program	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Homeless clients served <b>25</b>
Hope Center Homeless Shelter	Create suitable living	Accessibility	Accessibility for the purpose	Homeless clients

	environments		of creating suitable living environments	served <b>1,000</b>
Operation Inasmuch Day Center	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Meals served <b>3,882</b>
Salvation Army	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Meals served <b>1,642</b>
Gospel Services Benevolent Society	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Meals served <b>1,000</b>
Fayetteville Metropolitan Housing Authority	Create suitable living environments	Accessibility	Accessibility for the purpose of creating suitable living environments	Clients Assisted <b>50</b>

**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 emergency 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 with a maximum benefit of \$1,000.00

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 Fayetteville/Continuum of Care and meet the requirements set by the Community Development Department. The City has allocated \$5,000 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)**

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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 Fayetteville/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 \$4,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG)

### **Homeless Client Assistance Program**

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

The Homeless Client 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 and recovery. The Homeless Project Officer also participates in various Homeless Stand-downs to connect homeless persons to immediate services. A Homeless identification program is a service provided by the Homeless Project Officer at Operation Inasmuch Homeless Center. 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 \$3,000 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 City has allocated \$10,000 for this program. This activity meets priority homeless need 1, 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. Operation Inasmuch will be operating along with the Homeless Project Officer the Homeless Identification Card program. The City has allocated \$20,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG).

### **Gospel Services Benevolent Society, Inc.**

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

The Gospel Services Benevolent Society, Inc. operates the Hope Center Homeless Shelter. This shelter targets chronically homeless males. The facility has 21 beds. The center provides two meals a day to the clients and one meal offered to the unsheltered homeless at the evening meal. The City will assist by providing funds for food and supplies. They will also be purchasing new beds. The City has allocated \$20,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG).

### **Salvation Army Homeless Shelter**

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

The Salvation Army provides emergency shelter for individuals and families. The City will be providing operating funds to assist in the Salvation Army Homeless Shelter program. Funds will support food and supplies. The City has allocated \$20,000 for this program. This activity meets priority homeless need 2 and 4 (CDBG).

### **Fayetteville Metropolitan Housing Authority**

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

The City will provide funding for Fayetteville Metropolitan Housing Authority to assist homeless individuals in obtaining their birth certificates. The cost in obtaining a birth certificate is sometimes an obstacle in obtaining housing especially when it is an out of state birth certificate. The City has allocated \$2,500 for this activity.

## **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. The City has allotted \$350,000 for CDBG administrative costs and \$110,000 for HOME administrative 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;
- (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; and
- (j) Fair housing and activities to affirmatively further fair

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## **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 \$162,319 during the 2013-2014 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 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 Regional Chamber, Center for Economic Empowerment and Development, Fayetteville Business Center, Cumberland Regional Improvement Corporation, FSU's Small Business and Technology Development Center, SCORE, North Carolina Military Business Center, Procurement Technical Assistance Center, Veterans Business Outreach Center at FSU, Cumberland County Public Library, FTCC Small Business Center, SBA, Hope Mills and Spring Lake Chambers of Commerce. 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 Downtown Development division of Community Development is responsible for coordinating all aspects of the revitalization strategy resulting in a vibrant downtown. The Downtown Development Manager serves as a conduit to implement the City Council's goals to revitalize downtown as a community focal point; follows the National Historic Trust Main Street Model for downtown revitalization, which consists of organization, promotion, design and economic restructuring; assists downtown businesses, organizations and residents as a liaison with the City of

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Fayetteville; keeps downtown highly visible through marketing, public appearances and other promotions; represents downtown Fayetteville at the local, state and national levels; reviews the physical appearance of infrastructure and coordinates with existing City departments to ensure a high level of maintenance; and creates partnerships needed for successful downtown management

- The City of Fayetteville, with the assistance of the Fayetteville Regional Chamber continues to offer a property tax grant back program to provide incentives to qualifying development projects in the City of Fayetteville. The primary objective of the program is to induce private investment thereby improving the economic health and diversity of the City by increasing the City's property tax base and increasing employment opportunities. The Fayetteville Regional Chamber is instrumental in evaluating potential clients for this 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 it's 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.
- 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.

Article 3J Credits offer enhanced state 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.

- The City has been an active participant and contributor to the five-year HOPE VI project in which our City's Public Housing Authority was awarded \$20 million in HOPE VI funding to revitalize the Old Wilmington Road community by developing additional units in the area to benefit seniors, single family homeowners and renters and by replacing 249 public housing complex units located at Campbell Terrace and Delonia Gardens in the Old Wilmington Road area of Fayetteville with approximately 600 newly constructed onsite and offsite mixed income affordable housing units. During the past five program years, the City of Fayetteville has committed \$350,000 annually of its HOME funds to support the construction of 486 of the 594 total affordable multi-family rental units that have been built and/or is currently underway with the completion of Oak Run II which is the second phase replacement of former Campbell Terrace Apartments.
- Tremendous progress has been made for our City's HOPE VI project since the 2010-2011 program year with the completion of Dogwood Manor located on Alfred Street that provides 36 affordable newly constructed rental units for low income seniors, Bunce East Apartments that was later renamed Hickory Ridge Apartments located on Bunce Road that provides 72 affordable newly constructed rental units to benefit low to moderate income families, the Curtis Lane Apartments project that was later renamed Sycamore Apartments that provides 184 affordable newly constructed rental units to benefit low to moderate income families, Oak Run (Phase I) located on Old Wilmington Road which is the first phase replacement of Campbell Terrace that provides 112 affordable newly constructed rental units, the new construction of twelve (12) affordable single family homes for low to moderate income homeowners located on Old Wilmington Road, Grace and Cool Springs Street, the Azalea Manor that provides 72 affordable newly constructed rental units for low income seniors and a neighborhood resource center that replaces the former Old Wilmington Road Resource Center both which are located off Old Wilmington Road. Currently well underway and expected to be completed during the 2013-2014 program year is the Oak Run II Apartments that shall provide an additional 118 affordable newly constructed rental units to benefit low to moderate income families.
- The City also reduced the Street Paving Assessment Assistance Program from its annual budget of \$10,000 to benefit 10 families to \$2,000 to benefit 2 families. This program is also expected to be eliminated in the near future due to its lack of demand and/or not being necessary to benefit families within the City.
- The City may also want to reduce, or may have to still consider future elimination of the homebuyer assistance programs DAP and MAP if down payment and gap financing assistance is no longer needed due to both 100% financing being provided with the use of FHA loans as the mortgage product and the additional down payment and closing costs assistance programs being provided by the North Carolina Housing Finance Agency (NCHFA).

- The City continues to increase its marketing efforts for both formerly existing and new programs within the Housing Division to include radio broadcastings, the posting of public service announcements (PSAs) on the local television informational channel, distributing marketing door hangers throughout communities, participating in local agencies' housing expos, fairs and meetings regarding available housing programs and the updating of the department's web pages.
- As the participating CHDOs and the City of Fayetteville are running out of available land on which to build upon, future allocated funds shall be considered for the acquisition of land to support further affordable single family development and/or possible mixed-use with commercial community development.

### **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



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prior to 1980, the probability of finding lead paint in existing residential units is very high.

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 City'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.

<b>Estimated Incidence of Lead-Based Paint in Housing Stock, 2009 (Cumberland County Outside of Fayetteville)</b>						
	<b>Owner Units Estimated</b>			<b>Renter Units Estimated</b>		
			<b>Units with</b>			<b>Units with</b>
<b>Year Built</b>	<b>Total Units</b>	<b>% with LBP</b>	<b>LBP</b>	<b>Total Units</b>	<b>% with LBP</b>	<b>LBP</b>
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.

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## **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.

## **Local monitoring and compliance**

The City of Fayetteville allocates CDBG and HOME funds annually to implement actions designed to accomplish goals and objectives that meet community needs identified in its Consolidated Plan. Consequently the City is responsible for ensuring that funding recipients (i.e., subrecipients and CHDOs) comply with applicable regulations and requirements governing their administrative, financial and programmatic operations. In accordance with 24 CFR 91.230, the City utilizes a local monitoring and compliance plan that describes the standards and procedures that will be used to monitor activities carried out in furtherance of the 2013-2014 One-Year Action Plan and will used to ensure long-term compliance with requirements of the programs involved; the plan also includes a schedule of projected monitoring visits for the program year.

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

- To determine if project activities are consistent with the service agreement and conducted in a timely manner.
- To determine eligibility of costs charged to the project under applicable laws and CDBG/HOME regulations and reasonable in light of the services or products delivered.
- To determine if activities are conducted with adequate control over program and financial performance and in a way that minimizes opportunities for waste, mismanagement, fraud and abuse.
- To assess if the subrecipient/CHDO has continuing capacity to carry out the approved project.
- To identify potential problem areas and to assist the subrecipient/CHDO in complying with applicable laws and regulations.
- To assist subrecipient/CHDO in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by subrecipient/CHDO, and not repeated.
- To ensure that the maintenance of required records is accomplished.

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

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

### **Subrecipient/CHDO On-Site Monitoring Review Policy**

The City's monitoring activities are designed to determine whether a subrecipient/CHDO is providing services or conducting activities in compliance with local, state and federal regulations and the requirements of the service agreement. The first step is to schedule the on-site review with the respective subrecipient/CHDO. At least one monitoring visit will be conducted with the subrecipient/CHDO during a fiscal year. Additional monitoring visits may be scheduled if the activity is determined to be high risk or at the City's discretion. After the monitoring visit is scheduled, a confirmation letter that identifies the information and items needed in preparation for the visit will be mailed to the subrecipient/CHDO.

An entrance conference is held on-site with executive director and/or appropriate financial/program staff immediately before the monitoring begins. The conference is used to make sure the staff has a clear understanding of the purpose and scope of the monitoring visit from the very beginning. The City will use the following monitoring instruments during the on-site review to assess the subrecipient's compliance with applicable laws and regulations for CDBG/HOME assistance.

### **Annual subrecipient/CHDO On-Site Monitoring Review**

The City will utilize the following checklist during onsite monitoring of subrecipient/CHDO activities. Items checked for CHDO only are so indicated.

- Productivity: number of household's assisted/units completed during the fiscal year
- Meeting of national objective
- Meeting of contract statement of work/scope of success.
- Meeting of eligible/ineligible activities compliance
- Verification of income assistance given to low to moderate income persons

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- Application/approval process
  - General income characteristic of beneficiary
  - Racial/ethnic groups served during fiscal year
  - Number of female - headed households served during fiscal year
  - Financial status
    - Financial management system
    - Payroll records
    - Cost allowability
    - Review of records maintenance
      - Overall accomplishments
  - CHDO qualification/recertification
    - Review legal status
      - Confirm organization under state/local law
      - Purpose of organization
      - Confirm no individual benefit
      - Geographical service area
      - Non-profit status
    - Review organizational structure
      - Composition of the Board of Directors
      - Low-income community representation
      - Low-income input
      - Public –sector limits
    - Eligible use of HOME funds

The following items are also indicated on this form: subrecipient's name, telephone number, responsible party/title, and type of activity/description and activity location.

### **Monitoring Review Sampling Result Sheet**

This form is used to document specific findings of records reviewed (whether sampled or comprehensive) to document national objective requirements, fulfillment of contract objectives, consistency and compliance with the contracted scope of services, test for activity eligibility and low to moderate income verifications for persons assisted. For each record reviewed, the applicant/beneficiary's name, address or location of service, and telephone number are indicated.

### **Contract Objectives Check-Off List**

This document is used to assess whether the scope of services and key contract objectives have been met by respective subrecipient/CHDO. This form enlists the subrecipient contract provisions.

### **Exit Conference**

At the end of the visit, key subrecipient/CHDO staff members are met with again to present the tentative conclusions from the monitoring visit. The conference has four objectives:

- to present preliminary results of the monitoring visit;

- to provide an opportunity for the subrecipient to correct any misconceptions or misunderstandings on the City's part;
- to secure additional information from subrecipient staff to clarify or support their position; and
- To provide an opportunity for the subrecipient/CHDO to report steps they being taken to correct deficiencies identified in the monitoring visit.

### **Follow-Up Letters**

Two-follow up letters shall be mailed to subrecipient regarding the results of the review. The first letter will serve to document requests for additional information not readily available at time of review; concerns; and/or findings (whether subsequently resolved or outstanding.) After receipt of the first follow-up letter, the subrecipient shall be allowed ten working days to satisfy requests and/or to respond to concerns and findings. The subrecipient should then be mailed a final follow up letter that will state whether or not issues stated in the first follow-up letter have been resolved or satisfied. This letter both documents and provides for additional requests by the City for any issues that remain outstanding.

## **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 and 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 housing<sup>1</sup>.

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<sup>1</sup> 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.

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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, 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 regard<sup>2</sup>.

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 comment<sup>3</sup>.

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 origin<sup>4</sup>.

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<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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.



## **Limitations of This Analysis**

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 2<sup>nd</sup> and 3<sup>rd</sup> 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

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assisting the City of Fayetteville expand FAST's services into the County or develop its own transit system.

Since the TDP FAST services provided are more efficient and a better use of resources as it relates to financial integrity and improved congestion management. The City of Fayetteville expanded its services for the public and opportunities for its employees. FAST is a critical link to jobs, economic development and quality of life in Fayetteville. One thing that has not changed is FAST's mission and commitment to providing safe and affordable transportation services to 5,000 daily passengers. At present, 12 daily routes are operated from 5:30 a.m. to 10:00 p.m., Monday through Friday, and from 7:30 a.m. to 10:30 p.m. on Saturday. In Fiscal Year 2011, FAST carried just under 1.4 million passenger trips.

### **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 continue to 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***

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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 its Community Housing Development Organizations utilizing their proven capacity as a low price housing producer to effectively lower the price levels;
- Continue to aggressively pursue multi-family affordable housing projects;
- Making loans designed to create jobs via the Commercial Redevelopment 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.

## **HOME Program Recapture Provisions**

The City of Fayetteville shall implement the HUD recapture provisions as outlined in 24 CFR Part 92.254 in administering its eligible HOME-funded homebuyer assistance programs identified as the Down Payment Assistance Program (DAP) and the Mortgage Assistance Program (MAP) that assist in the acquisition of existing or newly constructed affordable single family homes by providing direct HOME subsidy to the homebuyers, to ensure affordability by requiring the recapture of the full amount of the HOME subsidy if the property is sold during the period of affordability. The full amount of the HOME subsidy means and equates to the original HOME loan amount provided to the homebuyer minus loan payments already received from (or on behalf of) the homebuyer, for collection of the loan's principal balance due from, but not in excess of, the net sales proceeds. Net proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the homebuyer. In other words, to the extent that net sales proceeds are available at closing, the principal balance of HOME funds is due and payable. In the event of foreclosure, the City (Lender) may not require the Homebuyer (Borrower) to repay an amount greater than the net proceeds available after the foreclosure sale. In addition, the City shall attempt to collect only the amount of its entire (total) HOME subsidy and shall allow the homebuyer to retain all appreciation from the sale of the property once the City has been repaid its HOME funds.

All homeowner assistance funds shall be provided as a low interest amortized loan as evidenced by a note secured by a deed of trust on the property. The homebuyer assistance programs are credit and income qualifying as is stated within the respective standard operating procedures (SOPs) for the MAP and DAP Program and within the Credit Underwriting Guidelines for the MAP and DAP Programs. The SOPs specifically provide the terms of respective homebuyer assistance program. The DAP provides a period of deferment before repayment for five years, then a 3% interest rate for the subsequent five-year repayment term of the loan. MAP is a 2% interest loan that is repaid beginning and for the length the same as the first lien mortgage holder.

During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of the City of Fayetteville, nor will the department agree to subordination of its lien interest at any time. (As the homebuyer assistance programs are already in a subordinate position; therefore, the City will not agree to subordinate to a lesser positioning level than originally secured).

The entire amount of the loan shall be due and payable, if the homebuyer does not continue to occupy the property as their principal residence for the duration of the period of affordability ("recapture provision"). During the period of affordability, the

homebuyer shall not be permitted to refinance the property without the approval of the City.

The recapture provision shall be applied if an ownership interest is terminated during the period of affordability by foreclosure, transfer in lieu of foreclosure, or assignment of a FHA-insured mortgage to HUD. If the owner thereafter obtained a redemptive interest in the property, the original affordability period resumes and continues until its term expires. The amount due to the City may also be forgiven to the extent allowed in the HOME regulations.

The recapture provision will ensure that each housing unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254 (a) (4):

<b><u>HOME Funds</u></b>	<b><u>Period of Affordability</u></b>
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

The City of Fayetteville shall enforce its HOME Program Recapture Provisions by:

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

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## HOME Program Resale Provisions

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

Affordable homes developed by the City's certified CHDOs shall have an initial purchase price that does not exceed 95 percent of the median purchase price for the City of Fayetteville's metropolitan area in accordance to the Fair Housing Act's (FHA), be the principal place of residency for a low to moderate income eligible homebuyer, and shall be subjected to HUD's resale provisions if the original homebuyer sales the property or makes any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

The resale provision will also ensure that each housing unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254 (a) (4):

<b><u>HOME Funds</u></b>	<b><u>Period of Affordability</u></b>
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

The City of Fayetteville shall enforce its HOME Program Resale Provisions by ensuring that:

- 1) The property is sold to another low-income homebuyer who will use the property



- as his or her principal residence and enforcing the deed restrictions which shall also be recorded with the secured deeds of trust during the subsequent homebuyer's close on the property;
- 2) The original homebuyer receives a fair return on investment as outlined below to include the homebuyer's down payment plus capital improvements made to the house; and
  - 3) The property is sold at a price that remains affordable to a reasonable range of low-income homebuyers by targeting low-income potential homebuyers who have enlisted in the homebuyer education workshop funded by the City and offered by Consumer Credit Counseling Service and/or homebuyers that are program qualified to purchase an affordable home by the City's certified CHDOs that average between 60% and 80% our area's median income, as well as in predominantly low-income or census tract identified neighborhoods where most of the City's affordable homes have been developed and are located that already have a pool of income-eligible homebuyers who also average between 60% and 80% our area's income median.

The City identifies and shall calculate a fair return on investment to be the total amount of any down payment assistance contributed by the homebuyer (initial investment) on a purchased HOME-funded housing unit plus the value of any home improvements determined to be considered a capital improvement (refer to the Qualifying Capital Home Improvements description listing indicated below that is also within the City's Affordable Housing Development SOP) plus a fair return on both the initial investment plus home improvements using the average change in the Consumer Price Index (CPI) over the period of ownership as its standard index for fair return on investment.

#### Qualifying Capital Home Improvements:

A capital improvement includes any major enhancement that is made to a home. The Cooperator explains that in order to qualify as a capital improvement, the enhancement must either "add value to a property or substantially prolong its life." Some examples of a capital improvement include getting a new roof, installing a generator, adding a porch or upgrading an electrical system. Minor interior design changes, such as a fresh coat of paint, are not considered capital improvements. The COFCD shall use the current CPI at time of transfer to ensure a fair return on investment for the following example non-exclusive qualifying capital home improvements if a home is sold during the period of affordability as identified by the IRS Capital Improvements Worksheet, as the IRS defines improvements as those items that "add to the value of your home, prolong its useful life, or adapt it to new uses. You add the cost of improvements to the basis of your property." **Examples:** Putting a recreation room in your unfinished basement, adding another bathroom or bedroom, putting up a fence, putting in new plumbing or wiring, putting on a new roof, or paving your driveway are improvements.

The chart below lists some other examples of improvements

<b>Additions</b>	<b>Miscellaneous</b>	<b>Plumbing</b>
Bedroom	Storm windows, doors	Septic system
Bathroom	New roof	Water heater
Deck	Central vacuum	Soft water system
Garage	Wiring upgrades	Filtration system
20-Porch	Satellite dish	<b>Interior Improvements</b>
Patio	Security system	Built-in appliances
<b>Lawn &amp; Grounds</b>	<b>Heating and Air Conditioning</b>	Kitchen modernization
Landscaping	Heating system	Flooring
Walkway	Central air conditioning	Wall-to-wall carpeting
Fence	Furnace	<b>Insulation</b>
Retaining wall	Duct work	Attic
Sprinkler system	Central humidifier	Walls, floor
Swimming pool	Filtration system	Pipes, duct work

In order for a capital home improvement to be considered in calculating a fair return on investment, the homeowner must retain receipts and other records for all improvements, additions and other items that may affect the home's value and should be enlisted/documentated on the Capital Improvements Worksheet used from the Form 2119 instructions when filing the homeowner's IRS tax return.

## **AVAILABLE RESOURCES, INSTITUTIONAL STRUCTURE, AND GOVERNMENTAL COORDINATION**

### **Housing**

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).

#### *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.

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HOME funds require a local match of non-federal funds. The City has to match 25 % of its HOME allocation.

*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

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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*

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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.

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The City will continue to partner with Kingdom in the development of an affordable housing.

*Center for Economic Empowerment and Development (CEED).*

CEED 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 hopes to partner with CEED in various CHDO eligible activities in the future.

## **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 local 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. 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 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 CEED. The City works with these organizations to provide affordable housing in the City. The City will continue to work with 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

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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 Center for Economic Empowerment and Development (CEED).

## **AVAILABLE RESOURCES, INSTITUTIONAL STRUCTURE, AND GOVERNMENTAL COORDINATION**

### **Community Development**

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*

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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



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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.

*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.

## **AVAILABLE RESOURCES, INSTITUTIONAL STRUCTURE, AND GOVERNMENT COORDINATION**

### **Economic Development**

#### **AVAILABLE RESOURCES**

The City of Fayetteville provides economic development programs designed to create jobs. The City also offers a property tax grant back program to provide incentives to qualifying development projects in a designated Economic Development Incentive Zone.

#### **GOVERNMENT AGENCIES**

*The City of Fayetteville Community Development Department*

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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 HUD CDBG 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 Development Services, Transit, Airport and Engineering Departments participates in the economic development process as it relates to their areas of concern and expertise.

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## **NON-PROFIT AGENCIES**

### *Fayetteville Regional Chamber of Commerce*

The Fayetteville Regional 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.

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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.

*Center for Economic Empowerment and Development's Women's Business Center*

The Women's Business Center 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 CEED, has served the community for over thirteen 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

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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 it's 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**

### *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. Loans up to \$200,000 will be considered for projects located in the downtown historic district. 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., 71<sup>st</sup> 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, 71<sup>st</sup> 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 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.

#### *Small Business Development Grant Program*

The Small Business Development Grant Program is designed to assist with the startup and development of small businesses in the city limits of Fayetteville. Special consideration will be provided to small businesses located in any of the City's redevelopment plan areas. The City of Fayetteville will provide a matching grant up to

\$5,000 for eligible small business expenses. The business applicant will have to provide an equal match to the grant award being requested. Grants will be considered for expenses including working capital, inventory, furniture, fixtures, equipment, and interior and exterior renovations, and commercial real estate acquisition.

Eligible small businesses must qualify for or already be an approved client of one of the Center for Economic Empowerment and Development Center's (CEED) loan programs. Referrals for consideration for this grant program shall come from a CEED business consultant. The CEED business consultant will be able to confirm the small business client has all of the necessary funds in place to successfully start and development a business or identify the additional funds needed to do so.

Referred clients will have successfully completed a two part series of small business training at CEED, resulting in a completed business plan approved by CEED. Small businesses that have the proper training prior and during the launch of their small business will have a higher success rate by obtaining the core knowledge and skills. A completed business plan will guide the business through the process and future development of the business.

#### *City of Fayetteville Property Tax Grant Back Program*

The City's property tax incentive program is meant to provide incentives to qualifying development projects in the City. 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 could also be evaluated using methods that include employment data such as job creation, wages and benefits, and related factors.

## ***AVAILABLE RESOURCES, INSTITUTIONAL STRUCTURE, AND GOVERNMENTAL COORDINATION***

### **Homelessness**

#### **Special Need Facilities and Services**

The following provides a review of the agencies and services that assist persons who are not homeless in Cumberland County, but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. The support services described above with the Homeless Facilities are generally available to assist non-homeless persons with special needs in Cumberland County. As with facilities and services for the homeless, most of the facilities and services to assist persons who are not homeless are located in the City of Fayetteville. Most serve residents of the County and the City.



*Alms House Inc.* - provides community outreach ministry including counseling and emergency food, clothing, and financial assistance for Hope Mills and the southern Cumberland County area.

*The ARC of Cumberland County* - promotes the welfare of persons with mental and other disabilities and their families with training, advocacy and awareness about disabilities. ARC provides information, resources and referral.

*Autism Society of Cumberland County* – Offers support and direct services for families of individuals with autism. Provides parent education workshops, support groups, resource and referral, conference scholarships, summer day camp, teacher grants, and family outings for children with autism.

*Beginnings for Parents of Children who are deaf* – Provides support and information to parents and professionals dealing with deaf and hard of hearing issues in children.

*Behavioral Health Care of Cape Fear Valley Health System* - offers in-patient and outpatient programs for adults and youth involving treatment of severe psychiatric conditions, medical detoxification, and a continuum of services for emotional difficulties.

*Better Health of Cumberland County* - provides assistance to low income individuals with health related emergencies. Services include a direct aid program that provides financial assistance for life-sustaining prescription drugs, medical appliances, vision exams and eyeglasses, supplies and transportation to medical centers, and other medical services.

*Boys & Girls Club of Fayetteville/Cumberland County, Inc.* - provides educational and guidance programs along with recreation for boys and girls 6 to 18 years old. Youth Build provides job training and education for unemployed youth ages 16 to 24.

*Cape Fear Regional Bureau for Community Action, Inc.* - has limited financial assistance to persons with HIV/AIDS and education and support for family members. Individuals with substance abuse problems are also assisted.

*Care Clinic* - provides free basic primary health care for the uninsured that have limited incomes. Services include primary medical care, routine dental care, limited pharmacy services, routine laboratory tests, social services, education, and referral to other resources.

*Care Family Violence Program* - provides services to persons experiencing physical or mental abuse including crisis intervention, counseling, referral services, re-education of family members, and temporary housing for victims.

*Children's Developmental Services Agency* - Provides Early Intervention Service Coordination to children birth to age 3 and their families who qualify for the Infant

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Toddler Program (ITP). Developmental assessments (inter-disciplinary) provided for the children birth to 5 years.

*Children's Special Health Service* - assists low-income families to provide health care for persons under 21 years old with chronic, organic diseases or defects and conditions that hinder normal growth and development.

*Consumer Credit Counseling Service of Fayetteville* - offers programs to help clients budget money and reduce debt, explain money management and proper use of credit, assists with problems with landlords and delinquency of mortgage payments and housing relocation, mortgage and rental default counseling, reverse mortgage counseling, utility payment assistance, and provides professional counseling to assist low income individuals to identify employment goals along with skills and training assessment.

*Cumberland County Community Action Program (CCAP)* - develops and administers programs for low income persons and facilitates the development of skills that help persons help themselves. Programs include employment counseling, purchase and rehabilitation of housing, head start, housing information and counseling, food package, and weatherization of owner and renter housing.

*Cumberland County Association for Indian People* - assists Native Americans in Cumberland County with their social service, economic, educational, employment, and cultural needs.

*Cumberland County Coordinating Council on Older Adults* - coordinates support services that help older adults maintain their independence and self-reliance. Services include in-home aide services, home, home repair, telephone reassurance, information and referral, motor meals, fan program, health insurance information, and assistance to purchase nutrition supplements.

*Cumberland County Health Department* – The Cumberland County Public Health Department provides an array of services to the citizens of the County. Its mission is to prevent illness and injury through clinical services; promote good health practices by educating the public; and keeping the environment clean and healthy.

*Cumberland County Department of Social Services* - provides assistance including work first cash program that provides monetary assistance to parents and caretakers of a child in order to pay for the needs of the child in the event of the death, absence, mental or physical incapacity or temporary unemployment of the parent or caretaker; food stamps; Medicaid; independent living services for the blind; eye referrals; health support services; in-home services for the elderly and disabled to allow them to remain in their home; personnel and family counseling; transportation to Medicaid recipients for medical appointments; protective services for adults and children; payee services; adult and child foster care; work first employment; youth group homes; group care placement; independent living services for foster care children between the ages of 16 and 18; day care services, and adolescent parenting training.

*Legal Aid* - The staff of Legal Aid of North Carolina - Fayetteville Office provides legal assistance in civil matters (non-criminal matters) to eligible, low-income clients who have problems with their basic needs and live in the two-county area surrounding Fayetteville, NC Cumberland County or Hoke County.

*Cumberland County Mental Health Center* - provides comprehensive treatment and case management for persons who require mental health services. Services are available to adults, the elderly and children, persons with substance abuse problems, and developmental disabilities. Different programs are available on an in-patient or an outpatient basis. There are also residential programs.

*Cumberland County Workforce Development Center* - provides services to youth, unskilled adults and dislocated workers for entry and re-entry into the labor force by offering occupational skills/training and job search/placement activities.

*Cumberland Residential & Employment Services & Training (CREST)* - offers housing, training and job placement for adults with development disabilities.

*Family Support Network of the Greater Cape Fear Region* – Provides listing of services, agencies, support groups and programs for families of premature infants and children with developmental or behavioral disorders. Promotes and assists with the community formation of parent groups.

*Mid-Carolina Area Agency on Aging* – Serves family and friend caregivers who provide care for 60+ year old loved ones in a community setting and support 60 year old and older grandparents raising their grandchildren. Oversees funding and programs for informational services, counseling services, respite services, and some supplemental services in an effort to support informal caregiver.

*NC Independent Living Program* - Assists severely disabled people in developing skills and making environmental changes that will enable them to live independently. Assists with the location of accessible dwellings and makes recommendations for modifications to existing homes. Provides transportation and taxi service to the disabled.

*Operation Blessing* - coordinated through area churches it provides emergency funds for food, clothing, fuel bills, rent, and other immediate crisis needs.

*Operation Inasmuch* – moderate to low income neighborhood is chosen to be the recipient of home repairs for owner occupied houses with a focus on the elderly and disabled. The repairs include new roofs, floors, windows, bathrooms rehabs, wheelchair ramps, painting and many other general repairs. Other services include a homeless day center which offers a breakfast meal to homeless persons. The day center also provides opportunities for showers, clothes washing, GED classes, computer classes and JOBS for Life program.

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*Community Health Intervention and Sickle Cell Agency, Inc.* – is an "Umbrella" organization with a focus on the care, prevention and education of individuals and families affected by Sickle cell disease, HIV and other Sexually transmitted diseases.

*Salvation Army* - provides emergency services including food, clothing, medical needs, transportation, utility and financial assistance.

*Senior Aids Program* - assists low-income older adults with subsidized part-time employment.

*VET Center* - offers readjustment-counseling program for special needs of veterans and support groups for job-hunting, stress management and recovering drug and alcohol abusers.

*Women's Center of Fayetteville* - provides women with information on community services, vocational guidance, and education. The Women's Center offers a Small Business Association funded program. The Women's Center qualifies as a Community Housing Development Organization (CHDO) and is developing a housing program. The Women's Center buys vacant housing units that have been foreclosed by the VA. The units are rented to women at rents similar to the cost as if the person were paying the mortgage on the property. After three years at the home, the household will be given the opportunity to purchase the unit. Funds will be available to renovate the unit and to provide a match to the household's down payment.

### Veterans Population

*Veterans Administration Medical Center* provides general medical, surgical, and short-term psychiatric care for veterans. The Veteran' Administration also operates a program to assist homeless veterans. There is no facility in Cumberland County designated to house homeless veterans who are dealing with post-traumatic stress syndrome and substance abuse problems resulting from their experiences in combat. The local VET Center provides interview services to help veterans access their benefits and makes referrals to other agencies.

*Veteran Services* The Cumberland County Veterans Service Office assists veterans and their dependents obtain benefits to which they are entitled by: submitting claims for benefits to the Department of Veterans Affairs; reviewing and following up on decisions of the Department of Veterans Affairs for fairness and accuracy; and writing and submitting appeals to the Board of Veterans Appeals for disputed decisions. These services are always "Free" to the veterans and their dependents.

### Mental Illness/Substance Abuse Population

*Cumberland County Mental Health Center* provides comprehensive treatment and case management for mental illness, developmental disabilities, and substance abuse problems. Through case management and counseling services available to the homeless mentally ill and substance abuse population homeless persons can receive needed

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services on demand with the resources at the Cumberland County Mental Health Department.

*Myrover Reese Fellowship Home, Inc.* is a non-profit organization that operates three half-way houses in Fayetteville. The residential homes provide living facilities for homeless individuals who have alcohol or substance abuse problems.

### HIV/AIDS Population

*The Cumberland County Health Department* offers education and tests for HIV, pre- and post-test counseling, and information and referrals.

*Cape Fear Regional Bureau for Community Action, Inc.* - has limited financial assistance to persons with HIV/AIDS and education and support for family members. Individuals with substance abuse problems are also assisted.

*Centers for Disease Control* provide information and education regarding the transmission and prevention of STD's and HIV, the virus that causes AIDS, and risk assessment at no cost to the caller. Makes nationwide referrals for education, testing, and medical treatment, counseling, and support groups. Services are available in English, Spanish and TTY.

According to the Housing and Homeless needs assessment, "the housing needs and problems of people living with HIV and AIDS are similar to those of people of similar health or socio-economic status. Many people living with HIV and AIDS have other psychosocial, health, and emotional problems such as chemical dependency and mental health problems. Key housing problems include affordability, security, transportation, and child care issues. Financial constraints are central to most housing issues faced by people living with HIV and AIDS in the community. Financial problems often appear to be accentuated by the inability to work and expenses for medical care and medicines beyond the scope of insurance.

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."

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

- 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.

### Victims of Domestic Violence Population

*The Cumberland County Department of Social Services (DSS)* offers counseling for domestic violence. The DSS Crisis Intervention Services provides services to avoid destitution of the children, including heat during the winter, food, medical care, clothing, counseling, and reunification services.

*New Beginning Transitional Housing program* are offered a wide range of supportive services to assist with their goal of finding permanent housing within 12 months. Residents are allowed to extend their stay for an additional 12 months. New Beginning Transitional Housing reports that its apartments stay full.

*The Care Family Violence Program* provides a range of services to those experiencing physical or mental abuse including: crisis intervention, counseling, referral services, re-education of family members and temporary housing for victims. The program operates a 24-hour crisis line for victims of domestic violence.

### Emergency Solutions Grant Program

The City of Fayetteville does not receive any funding through the Emergency Solutions Grant funds (ESG) The City of Fayetteville actively participates in the Cumberland County Continuum of Care. The City consults with the CoC in the preparation of its plan. This interim rule, published in the Federal Register on December 5, 2011, revises the regulations for the Emergency Shelter Grants program (ESG) by establishing the regulations for the Emergency Solutions Grants program, which replaces the Emergency Shelter Grants program. The change in the program's name, from Emergency Shelter Grants to Emergency Solutions Grants, reflects the change in the program's focus from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, consolidates three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, and revises the Emergency Shelter Grants program and renames it as the Emergency Solutions Grants (ESG) program. The HEARTH Act also codifies into law the Continuum of Care planning process, a

longstanding part of HUD's application process to assist homeless persons by providing greater coordination in responding to their needs.

On March 29, 2012, the Cumberland County Continuum of Care on Homelessness selected the Cumberland County Community Development Department (CCCD) to serve as the lead agency and fiscal sponsor. As lead agency and fiscal sponsor, CCCD will submit the ESG application to the State on behalf of the CoC jurisdiction as well as contract with the State in carrying out ESG funded activities. Cumberland County's ESG allocation is estimated to be \$228,754. This amount includes both FY2011 \$57,188 and FY 2012 \$171,566.

## **Summary of Citizen Comments CITIZEN PARTICIPATION MEETINGS**

### **Fire Station #14 - January 8, 2013**

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

Abandoned/Boarded up properties (need to be repaired/rented)

- Corner of Mechanic and Moore Street, 4 drug houses (Boarded up)
- Maintenance of Elwood Cemetery
- Increased security for Public Parks
- Need additional sidewalks for children walking to and from school
- Corner of Langdon and Seabrook needs a traffic signal

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**Spivey Recreation Center - January 10, 2013**

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

Infill development opportunities

- Hawthorne
- Windsor Circle
- 206 Central
- Shelter Needed (Evans Hill); Windsor Terrace Community Area & Brook Hill
- Walking Trail (Blue Street Area)

**Good Hope MB Church - January 15, 2013**

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

- Houses that are presenting a problem for the community was identified.
- Police presence in area-increase patrol
- Bad drug problem/prostitution
- All dilapidated houses need to be demolished
- Constant fear to call police
- Open field on the hill-trash being dumped beside the road-on left coming from the church (road behind the field is used for drug activities)
- Pulpwood yard-trucks blocking the road-need another way in and out; the pulpwood yard needs a fence around it
- 9pm-5am loud music, etc.
- Interested in a community watch group

**Massey Hill Recreation Center - January 17, 2013**

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

- Corner of Garner and Powell-vacant building and land good location for a textile museum and park.

**Bethel Baptist Church - January 22, 2013**

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

- How can churches help with the homeless programs?
- Landlord's-code violations
- Sewer issues-man-made sewage lines
- Affordable housing plans for this area
- Recreation center/programs for kids
- Transition programs for people exiting prison



## **2013-2014 Expenditures and Resources**

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## ATTACHMENT A

### 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 that 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

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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.

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Signature/Authorized Official  
Title: Mayor

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Date

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### 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) 2013-2014, (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.

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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.

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Signature/Authorized Official  
Title: Mayor

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Date

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### 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;

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Signature/Authorized Official  
Title: Mayor

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Date

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## 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



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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

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433 Hay Street

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Fayetteville NC, 28301

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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).

**ATTACHMENT B**

**2013 INCOME GUIDELINES**

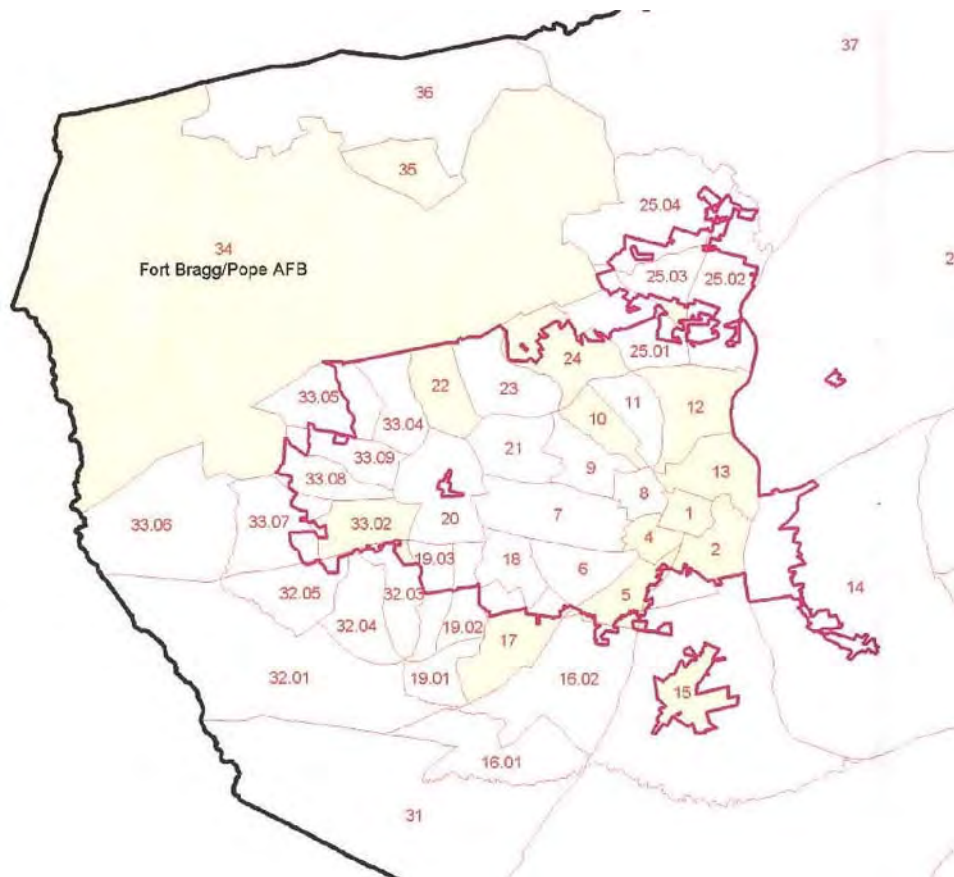
<b>Family Size</b>	<b>Very Low Income 30% of Median</b>	<b>Low Income 50% of Median</b>	<b>60% of Median</b>	<b>Moderate Income 80% of Median</b>
<b>1</b>	<b>10,950</b>	<b>18,200</b>	<b>21,900</b>	<b>29,150</b>
<b>2</b>	<b>12,500</b>	<b>20,800</b>	<b>25,000</b>	<b>33,300</b>
<b>3</b>	<b>14,050</b>	<b>23,400</b>	<b>28,100</b>	<b>37,450</b>
<b>4</b>	<b>15,600</b>	<b>26,000</b>	<b>31,200</b>	<b>41,600</b>
<b>5</b>	<b>16,850</b>	<b>28,100</b>	<b>33,700</b>	<b>44,950</b>
<b>6</b>	<b>18,100</b>	<b>30,200</b>	<b>36,200</b>	<b>48,300</b>
<b>7</b>	<b>19,350</b>	<b>32,250</b>	<b>38,700</b>	<b>51,600</b>
<b>8</b>	<b>20,600</b>	<b>34,350</b>	<b>41,200</b>	<b>54,950</b>

**Effective January, 2013. The City of Fayetteville Community Development Department makes all income determinations.**

## ATTACHMENT C

### Low Income Census Tracts

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.



- 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.

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and City Council  
**FROM:** Victor Sharpe, Community Development Director  
**DATE:** April 22, 2013  
**RE:** **Community Development - Approve transfer of City-owned lot located at 1633 Rosebud Drive to Kingdom Community Development Corporation for the construction of affordable housing.**

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**THE QUESTION:**

Is the transfer of lots to Kingdom Community Development Corporation located at 1633 Rosebud Drive consistent with the program objectives of the Acquisition and Demolition Program for the development of affordable housing?

**RELATIONSHIP TO STRATEGIC PLAN:**

Growing City, Livable Neighborhoods - A Great Place to Live and More Attractive City- Clean and Beautiful.

**BACKGROUND:**

Kingdom Community Development Corporation is requesting the City to donate to them a City-owned vacant lot located at 1633 Rosebud Drive to build an affordable single-family house. The City acquired this property through the Acquisition and Demolition Program administered by the Community Development Department. The dilapidated house located on the property was also demolished through the program. The design of the program includes the acquisition of vacant lots when appropriate for future redevelopment.

This site is located in the Deep Creek Road Redevelopment Plan area. Consistent with the plan, this lot should be developed as affordable housing. There are several other vacant lots that also have the potential to be redeveloped as affordable housing. We have discussed with Kingdom Community Development Corporation the opportunity for future development of affordable housing along Rosebud Drive and in the general vicinity.

**ISSUES:**

The City must attach to the conveyance of the property a covenant or condition assuring that the property will be used as affordable housing.

**BUDGET IMPACT:**

Administrative costs are estimated to be less than \$100 to record the deeds.

**OPTIONS:**

- Approve property transfer.
- Do not approve transfer.
- Provide additional direction to staff.

**RECOMMENDED ACTION:**

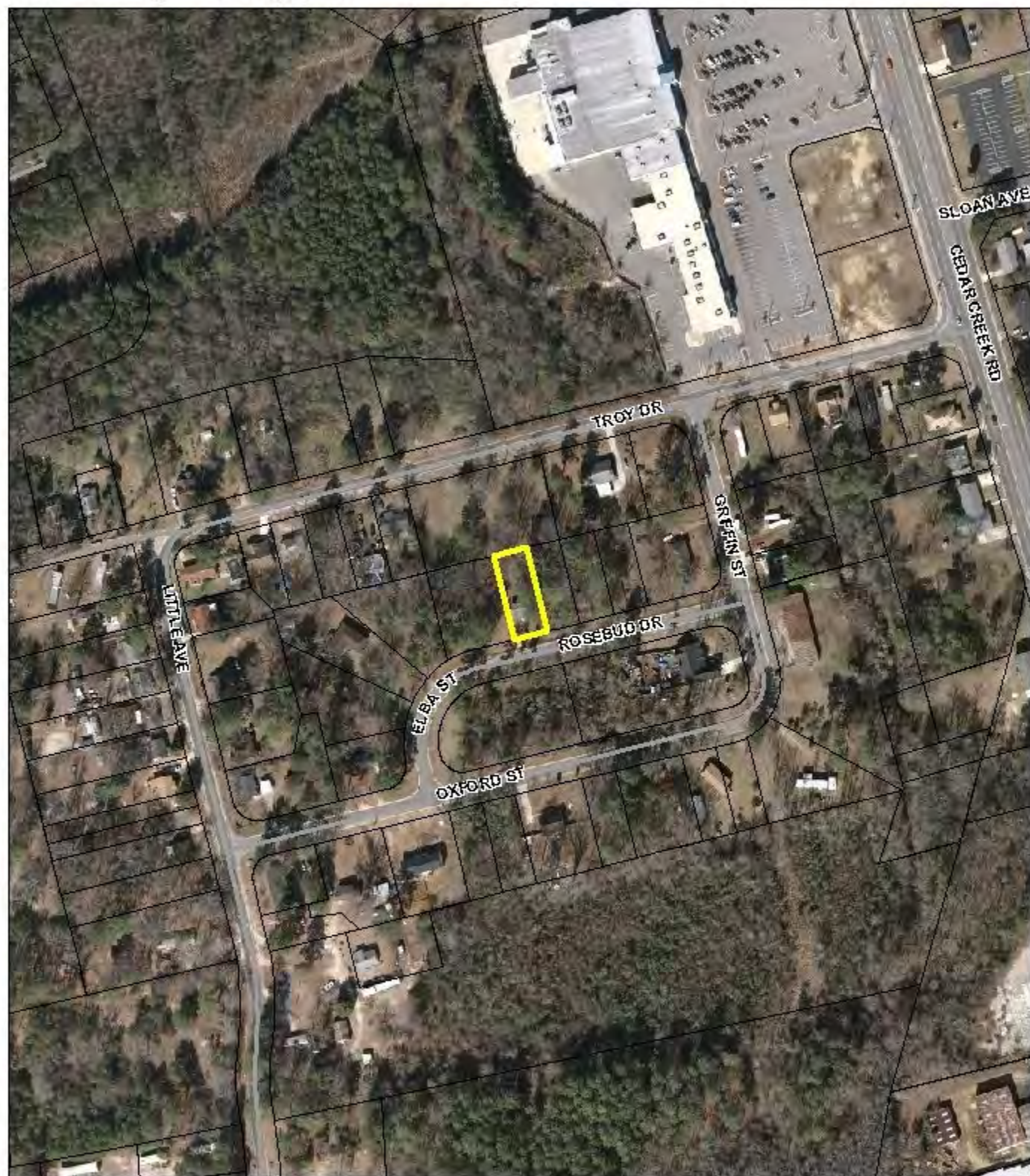
Staff recommends that City Council adopt the resolution attached authorizing the City Manager to execute all documents necessary to transfer the properties located at 1633 Rosebud Drive to Kingdom Community Development Corporation.

**ATTACHMENTS:**

Aerial map of 1633 Rosebud Drive

Letter from Kingdom Community Development Corporation  
Resolution for 1633 Rosebud

# Community Development





## KINGDOM

COMMUNITY DEVELOPMENT CORPORATION

April 5, 2013

Mr. Victor Sharpe  
Community Development Director  
City of Fayetteville  
433 Hay Street  
Fayetteville, NC 28301

Dear Victor Sharpe,

Kingdom Community Development Corporation (KCDC), a Community Housing Development Organization (CHDO) with the City of Fayetteville, respectfully submits this request to you for the donation of a property located in the Cedar Creek Road community, which is listed as one of the City's strategic revitalization communities. The property is as follows:

1. 1633 Rosebud Drive  
Fayetteville, NC 28301  
PIN# 0446-56-3779  
Plat Book & Page: 0014-0061  
Frontage: 60.00  
Depth: 150.00

KCDC remains committed to increasing the availability of decent, safe and affordable homes in the City of Fayetteville. This request will help to continue our commitment.

Please accept this as a formal request. The KCDC Board and Staff members enjoy the continual relationship we have with the staff of the City's Community Development Department.

Sincerely,

  
Carl Manning  
Executive Director  
Kingdom Community Development Corporation

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127 N MAIN STREET, SPRING LAKE, NC 28390  
PHONE: (910) 436-2426 • FAX: (910) 436-2429  
WEBSITE: WWW.KINGDOMCDC.ORG • EMAIL: KINGDOM.CDC@ATT.NET

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE APPROVING CONVEYANCE OF PROPERTY PURSUANT TO G.S. § 160A-279**

WHEREAS, the City of Fayetteville owns a vacant tract of land located at 1633 Rosebud Drive; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation, if the city is authorized by law to appropriate money to the corporation; and

WHEREAS, the City of Fayetteville has negotiated with Kingdom Community Development Corporation to convey the 1633 Rosebud Drive property described above to Kingdom Community Development Corporation for the development of affordable housing exclusively; and

WHEREAS, 1633 Rosebud Drive is located in the Deep Creek Road Redevelopment Plan area and Kingdom Community Development Corporation's plans to construct affordable housing is consistent with the Deep Creek Road Redevelopment Plan recommendations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fayetteville that:

1. The City Manager of the City of Fayetteville is authorized to execute all documents necessary to convey fee simple determinable title to the City-owned property at 1633 Rosebud Drive.
2. The City Clerk shall publish a notice summarizing the contents of this resolution, and the property may be sold at any time after ten working days after publication of the notice.

ADOPTED this 22th day of April, 2013.

CITY OF FAYETTEVILLE

By: \_\_\_\_\_  
ANTHONY G. CHAVONNE, Mayor

ATTEST:

\_\_\_\_\_  
PAMELA MEGILL, City Clerk



## CITY COUNCIL ACTION MEMO

**TO:** Mayor and City Council  
**FROM:** Victor Sharpe, Community Development Director  
**DATE:** April 22, 2013  
**RE:** **Community Development - Approval of transfer of two City-owned vacant lots located at 811 Bedrock Drive and 214 Grady Street to Fayetteville Area Habitat for Humanity for the construction of affordable housing.**

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**THE QUESTION:**

Is the transfer of lots to Fayetteville Area Habitat for Humanity located at 811 Bedrock Drive and 214 Grady Street consistent with the program objectives of the Acquisition and Demolition Program for the development of affordable housing?

**RELATIONSHIP TO STRATEGIC PLAN:**

Growing City, Livable Neighborhoods - A Great Place to Live and More Attractive City- Clean and Beautiful.

**BACKGROUND:**

Habitat For Humanity is requesting the City to donate to them two City-owned vacant lots located at 811 Bedrock Drive and 214 Grady Street to build two single-family affordable houses. The City acquired this property through the Acquisition and Demolition Program administered by the Community Development Department. The dilapidated houses located on these lots were also demolished through the program. The design of the program includes the acquisition of vacant lots when appropriate for future redevelopment.

Both locations will allow for infill development of affordable housing. The 214 Grady Street lot is located within the Massey Hill Redevelopment Plan area.

**ISSUES:**

The City must attach to the conveyance of the property a covenant or condition assuring that the property will be used as affordable housing.

**BUDGET IMPACT:**

Administrative costs are estimated to be less than \$100 to record the deeds.

**OPTIONS:**

- Approve property transfer.
- Do not approve transfer.
- Provide additional direction to staff.

**RECOMMENDED ACTION:**

Staff recommends that City Council move to authorize the City Manager to execute all documents necessary to transfer the properties located at 811 Bedrock Drive and 214 Grady Street to the Fayetteville Area Habitat for Humanity.

**ATTACHMENTS:**

Letter from Habitat For Humanity  
Map of 811 Bedrock Street  
Resolution

Map of 214 Grady Street



Fayetteville Area  
**Habitat**  
for Humanity®

*Building  
houses,  
building  
hope*

March 11, 2013

Mr. Victor Sharpe  
Community Development Department  
City of Fayetteville  
433 Hay Street  
Fayetteville, NC 28301

Dear Mr. Sharpe:

On behalf of the Board of Directors of Fayetteville Area Habitat for Humanity, I would like to formally request that the City of Fayetteville donate to Habitat for Humanity the property located at 811 Bedrock Drive (PIN 0408-37-7685) and 214 Grady Street (PIN 0436-26-9094) for the purpose of building affordable housing for low-income citizens.

Please do not hesitate to call if you have any questions or if I can provide any additional information. Thank you for your consideration.

Very truly yours,

Ann Griffin  
Executive Director

AG

310 Green Street  
PO Box 3166  
Fayetteville, NC 28302-3166  
(910) 483-0952  
fax (910) 486-5472

E-mail: [office.fayhabitat@embarqmail.com](mailto:office.fayhabitat@embarqmail.com)

811 Bedrock Drive

BRONCO LN

BEDROCK DR

BONANZA DR

CONCHO CT

811 Bedrock Drive  
PIN: 0408-37-7685-

SANTA FE DR

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE APPROVING CONVEYANCE OF PROPERTY PURSUANT TO G.S. § 160A-279**

WHEREAS, the City of Fayetteville owns vacant tracts of land located at 214 Grady Street and 811 Bedrock Drive; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation, if the city is authorized by law to appropriate money to the corporation; and

WHEREAS, the City of Fayetteville has negotiated with Fayetteville Area Habitat For Humanity to convey the 214 Grady Street property and the 811 Bedrock Drive property described above to Fayetteville Area Habitat For Humanity for the development of affordable housing exclusively; and

WHEREAS, the vacant lots located at 214 Grady Street and 811 Bedrock Drive will allow for the development of additional affordable housing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fayetteville that:

1. The City Manager of the City of Fayetteville is authorized to execute all documents necessary to convey fee simple determinable title to the City-owned property at 214 Grady Street and 811 Bedrock Drive.

2. The City Clerk shall publish a notice summarizing the contents of this resolution, and the property may be sold at any time after ten working days after publication of the notice.

ADOPTED this 22th day of April, 2013.

CITY OF FAYETTEVILLE

By: \_\_\_\_\_  
ANTHONY G. CHAVONNE, Mayor

ATTEST:

\_\_\_\_\_  
PAMELA MEGILL, City Clerk

City-Owned Parcel at 214 Grady Street  
(PIN 0436-26-9094)



Prepared 4/12/13 by City of Fayetteville Planning & Zoning Division

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** April 22, 2013  
**RE:** **P13-09F - Request to rezone property from SF-6 and SF-10 – Single Family Residential to CC – Community Commercial or to a more restrictive district, located at 4735 Yadkin Road containing 0.69 acres more or less and being the property of Daniel and Miyoung Koceja.**

---

**THE QUESTION:**

Request to rezone property to CC – Community Commercial

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: Daniel and Miyoung Koceja  
Applicant: Daniel Koceja  
Requested Action: Rezoning SF-6 & SF-10 to CC  
Property Address: 4735 Yadkin Road  
Council District: 4  
Status of Property: Developed small commercial building & residential structure  
Size: 0.45 of 0.69 acres +/- to be rezoned  
Adjoining Land Use & Zoning:  
North - CC  
South - MR-5 & SF-10  
West - CC & MR-5  
East – CC, SF-6 & SF-10  
Letters Mailed: 28  
Land Use Plan: Heavy Commercial  
2030 Growth Vision Plan: Policy 9.1: Promote policies that address the expansion of strip commercial areas with respect to landscaping, access and buffering. Beyond traffic considerations, the quality of development adjoining the area's travel corridors should have a positive influence on community image, appearance and economic development.

**ISSUES:**

This property is located near the All American Expressway overpass on Yadkin Road between Festus Avenue and Castle Hayne Road. Currently there are three zoning districts on this property. CC - Community Commercial is fronting Yadkin Rd. Behind that is first a small triangular piece of SF-6 (Single Family) zoning with the remaining portion of the property being zoned SF-10 to the right-of-way of the All American Expressway. While all of the property fronting Yadkin in this area is zoned commercially, the backsides for several of the properties beside this one have large residential areas behind the commercial zoning.

The Zoning Commission and staff recommend approval of this rezoning to the Community Commercial based on the following.

1. The land use plan calls for heavy commercial on this property.
2. The property to the north is completely zoned commercial as are the properties across the road.
3. This property not only fronts Yadkin Road but it also backs up to the All American Expressway.
4. Rezoning would increase the usability of this property.

**BUDGET IMPACT:**

This action may result in an increase in public services and revenue if redeveloped commercially.

**OPTIONS:**

- 1) Approval of the rezoning as requested by the applicant (Recommended);
- 2) Approval of the rezoning to a more restrictive district;
- 2) Denial of the rezoning request.

**RECOMMENDED ACTION:**

Zoning Commission and Staff Recommend: That the City Council move to APPROVE the rezoning to the Community Commercial district, as presented by staff.

**ATTACHMENTS:**

Zoning Map

Current Land Use

Land Use Plan

Building Front Photo

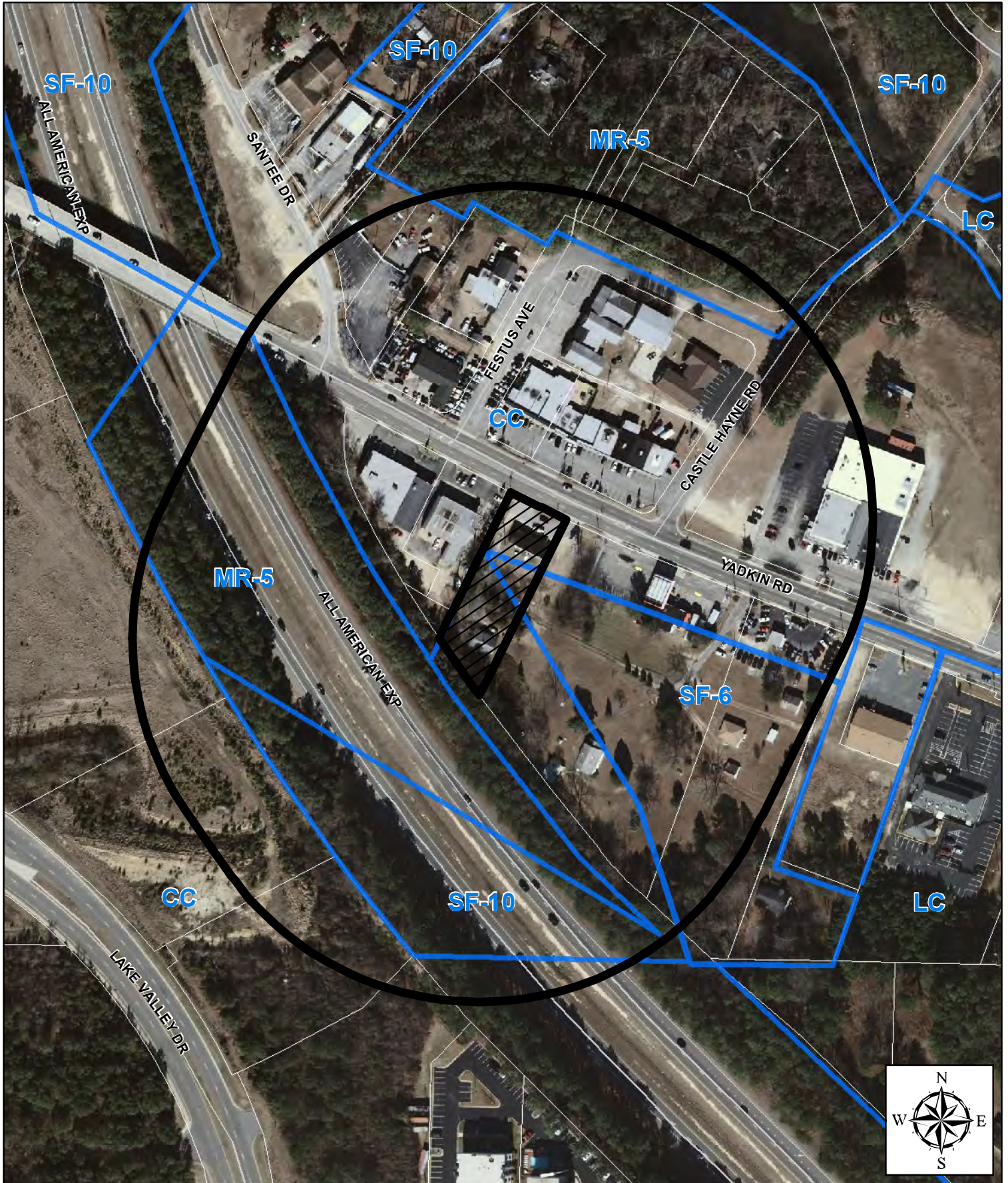
Building Side-Yadkin Rd Photo

House on Back of Property Photo

Buffer Table

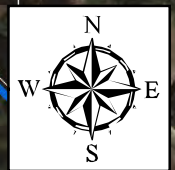


**ZONING COMMISSION  
CASE NO. P13-09F**



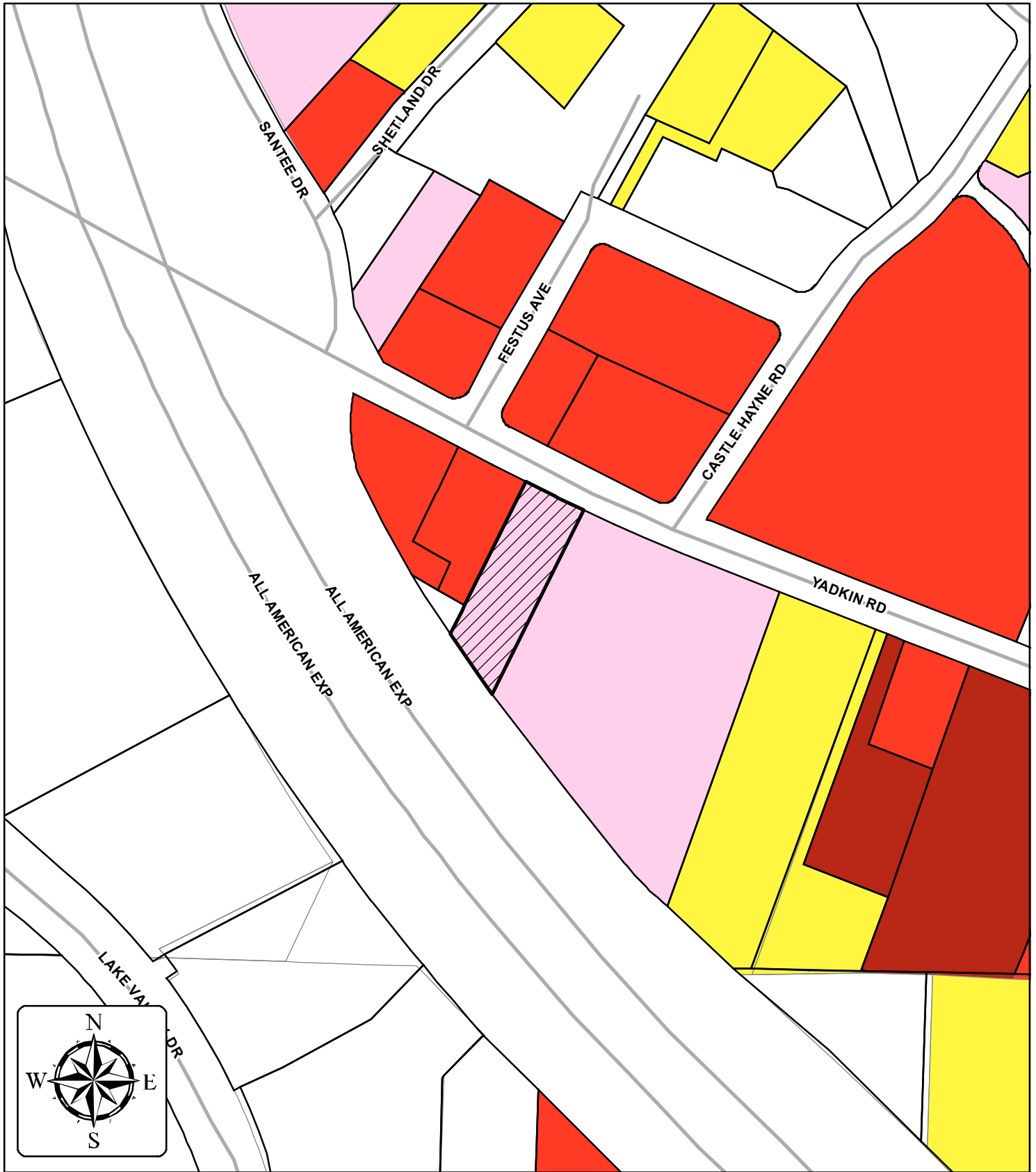
**Request: SF-6 & SF-10 to CC**  
**Location: 4735 Yadkin Rd.**  
**Size: 0.69 acres +/-**

**Zoning Commission: 03/12/2013**    **Recommendation: \_\_\_\_\_**  
**City Council: \_\_\_\_\_**    **Final Action: \_\_\_\_\_**  
**Pin: 0418-14-2221-**



# Current Land Use

P13-09F

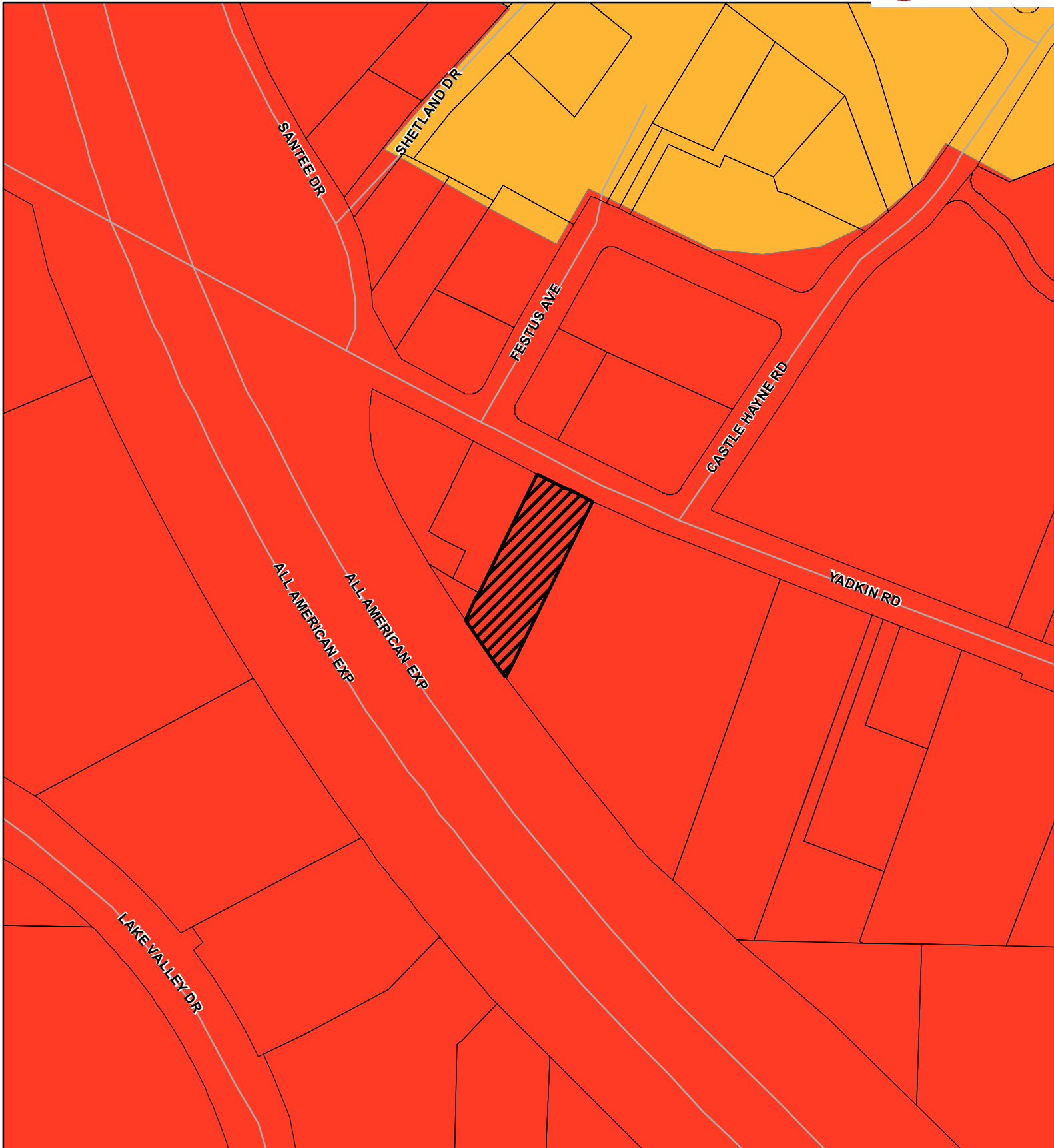


Legend

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. P13-09F



## Legend

Academic Training-Fort Bragg	Farmland	Historical District-Fort Bragg	Neighborhood Activity Node	Policy Directed Light Commercial
Activity Node	Governmental	Light Commercial	Office & Institutional	Policy Directed Office & Institutional
Airfield Operations-Fort Bragg	Heavy Commercial	Light Industrial	One Acre Residential Lots	Range & Training-Fort Bragg
Community Activity Node	Heavy Industrial	Low Density Residential	Open Space	Redevelop/Holding-Fort Bragg
Downtown	High Density Residential	Medium Density Residential	Policy Directed Heavy Commercial	Suburban Density Residential



DANGER



**ED's**  
TIRE & AUTO SERVICE

**BRIDGESTONE**

**BEAUTY WORLD**

**Bill's**  
Painting & Decorating



COMMERCIAL  
PROPERTY  
910-483-0444

213-800





**TABLE 30-5.B.I.F.3: BUFFER TYPES**

ACI = AGGREGATE CALIPER INCHES

BUFFER TYPE AND CONFIGURATION	DESCRIPTION	MINIMUM SCREENING REQUIREMENTS WITHIN PERIMETER BUFFER		
		OPTION 1: MINIMUM WIDTH 25 FEET [1][2]	OPTION 2: MINIMUM WIDTH 10 FEET [1][2]	DT DISTRICT MINIMUM WIDTH 5 FEET [1][2]
<b>TYPE A: BASIC</b>				
	This perimeter buffer functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet.	6 ACI of canopy trees + 6 ACI of understory trees per 100 linear feet	2 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet	One 5-foot-high solid fence + 25 shrubs per 100 linear feet
<b>TYPE B: AESTHETIC</b>				
	This perimeter buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact between uses.	8 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet	2 ACI of canopy trees + 14 ACI of understory trees + 35 shrubs per 100 linear feet	One 5-foot-high high solid fence + 2 ACI of canopy trees + 16 ACI of understory trees per 100 linear feet

**TABLE 30-5.B.I.F.3: BUFFER TYPES**  
 ACI = AGGREGATE CALIPER INCHES

BUFFER TYPE AND CONFIGURATION	DESCRIPTION	MINIMUM SCREENING REQUIREMENTS WITHIN PERIMETER BUFFER		
		OPTION 1: MINIMUM WIDTH 25 FEET [1][2]	OPTION 2: MINIMUM WIDTH 10 FEET [1][2]	DT DISTRICT MINIMUM WIDTH 5 FEET [1][2]
<b>TYPE C: SEMI-OPAQUE</b>				
	This perimeter buffer functions as a semi-opaque screen from the ground to at least a height of six feet.	12 ACI of canopy trees + 14 ACI of understory trees + 25 shrubs per 100 linear feet	One 4-foot-high berm or one 4-foot-high solid fence + 2 ACI of canopy trees + 16 ACI understory trees per 100 linear feet	One 3-foot-high continuous evergreen hedge + 2 ACI of canopy trees + 20 ACI of understory trees per 100 linear feet
<b>TYPE D: OPAQUE</b>				
	This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.	18 ACI of canopy trees + 20 ACI of understory trees + 55 shrubs per 100 linear feet	One 6-foot-high solid fence + 12 ACI of canopy trees per 100 linear feet	One 6-foot-high solid fence + 14 ACI of canopy trees per 100 linear feet

**NOTES:**

- [1] Any required perimeter buffer width can be reduced to five feet with the provision of a solid masonry wall at least six feet in height, along with ten shrubs per every 100 linear feet located outside the wall.
- [2] Perimeter buffer widths (but not vegetation amounts) may be reduced in accordance with Section 30-5.B.I.h, Alternative Landscape Plan.



**(4) Buffer Type Application**

Table 30-5.B.1.F.4, Buffer Type Application, specifies the type of perimeter landscape buffer that new development shall provide between it and adjacent property, based on the zoning district of the development site and that of the adjacent property. The buffer type is indicated by a letter corresponding to one of the four buffer types depicted in Table 30-5.B.1.F.3, Buffer Types.

<b>TABLE 30-5.B.1.F.4: BUFFER TYPE APPLICATION [1]</b>							
<b>A = TYPE A BUFFER   B = TYPE B BUFFER   C = TYPE C BUFFER   D = TYPE D BUFFER</b>							
<b>N/A = NOT APPLICABLE (NO BUFFER REQUIRED)</b>							
<b>ZONING CLASSIFICATION OF PROPOSED DEVELOPMENT SITE [2]</b>	<b>ZONING CLASSIFICATION OF ADJACENT PROPERTY</b>						
	<b>CD AR</b>	<b>SF-15, SF-10, SF-6 OR EXISTING SINGLE- FAMILY DEVELOPMENT</b>	<b>MR-5 MH</b>	<b>OI NC MU</b>	<b>LC CC DT</b>	<b>LI</b>	<b>HI</b>
CD, AR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SF-15, SF-10, SF-6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MR-5, MH [3]	A	A	N/A	N/A	N/A	N/A	N/A
OI, NC, MU	B	B	A	N/A	N/A	N/A	N/A
LC, CC, DT	C	B	B	A	N/A	N/A	N/A
LI	C	C	B	B	A	N/A	N/A
HI	D	D	D	D	D	C	N/A

**NOTES:**

[1] Letters in cells correspond to the buffer types depicted in Table 30-5.B.1.F.3, Buffer Types.

[2] Development in PD districts is subject to perimeter buffer requirements in the PD district standards. In cases where development is proposed next to an existing PD district having no perimeter buffer, the proposed development shall provide a perimeter buffer that is consistent with the type of buffer required if the adjacent use was in a differing base district appropriate for the type of use.

[3] Mobile home parks shall provide a perimeter buffer around the park in accordance with the standards in Section 30-4.C.2.a.4, Manufactured Home Parks.

**(5) Responsibility for Buffer Installation**

**a. Vacant Parcels**

Where a developing parcel is adjacent to a vacant parcel and a perimeter buffer is required in accordance with this section, the developing parcel shall provide a minimum of one-half of the perimeter buffer required adjacent to the vacant land.

**b. Existing Land Uses**

Where a developing parcel is adjacent to an existing use and a perimeter buffer is required in accordance with this section, the developing parcel shall provide the full perimeter buffer required adjacent to the existing use in accordance with Table 30-5.B.1.F.3, Buffer Types, and Table 30-5.B.1.F.4, Buffer Type Application, unless a portion or all of a perimeter buffer that complies with the standards of this section already exists between the lots. Where part of a perimeter buffer exists, but the buffer does not fully comply with the standards of this section, the developing parcel shall be responsible for providing only the additional planting material on site necessary to meet the standards of this section.

**(6) Location of Buffers**

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Craig Harmon, AICP, CZO - Planner II  
**DATE:** April 22, 2013  
**RE:** **P13-10F - Request to rezone property from CC – Community Commercial, SF-6 and SF-10 Single Family Residential to CC/CZ - Community Commercial Conditional Zoning or to a more restrictive district, located at 5869 Yadkin Road containing 9.2 acres more or less and being the property of Sperring Memorial Baptist Church. (OI/CZ Recommended by the Zoning Commission & Staff).**

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**THE QUESTION:**

Request to rezone property to CC/CZ – Community Commercial Conditional.

**RELATIONSHIP TO STRATEGIC PLAN:**

Livable Neighborhoods  
Growth and development

**BACKGROUND:**

Owner: Sperring Memorial Baptist Church  
Applicant: Robert "Bob" Bennett  
Requested Action: Rezoning SF-6 & SF-10 to CC (OI/CZ recommended)  
Property Address: 5869 Yadkin Road  
Council District: 4  
Status of Property: Developed church & undeveloped  
Property size: 9.2 acres +/-  
Adjoining Land Use & Zoning:  
North - CC  
South - CC & SF-10  
West - SF-10  
East – CC  
Letters Mailed: 88  
Land Use Plan: Heavy Commercial & Low Density Residential  
2030 Growth Vision Plan: Policy 9.3: OFFICE AND INSTITUTIONAL DEVELOPMENT may be encouraged to locate as a transitional land use between residential areas and activities of higher intensity, including major highways. Existing residences fronting on a once quiet road way, now intensively traveled, may be candidates for conversion to office and institutional uses.

**ISSUES:**

The property is located at the intersection of Yadkin Road and Horseshoe Road. Sperring Memorial Baptist Church owns these properties. Currently there is a church and a Head Start center on this property. These uses are located in the area zoned CC - Community Commercial. Sperring Memorial would like to build a Child Daycare Center, that they would lease out to a private operator, on the vacant property behind their current church along Horseshoe Road. This portion of their property is now zoned for residential use. Daycare Centers are only allowed in residential districts when they are located along a major or minor thoroughfare; Horseshoe Road is classified as a local street. The requested action is to go from Residential Zoning to Heavy Commercial Conditional Zoning. The 2030 Growth Vision Plan, Policy 9.3 encourages Office and Institutional development to locate as a transitional land uses between residential areas and activities of higher intensity. Multi-family development would be another good transitional zoning, but it does not allow the Childcare Center.

In keeping with the 2030 Plan it is staff's opinion that a more restrictive OI - Office and Institutional Conditional district would be more appropriate for this property than the requested CC. In

February of this year, the churches properties were recombined into one property. The County parcel data has not been updated to reflect this recombination. The recombination plan is attached as part of your packet.

The Zoning Commission voted 5-0 to recommend O&I Conditional zoning for this property. The applicant stated that they would have no problem with O&I since it allows them to do all of the uses they had planned.

Conditions offered by the applicant.

1. This property would allow for a Child Care Center and Elderly Care/Assisted Living facility under the OI district.
2. All uses in the existing SF-10 and SF-6 districts would remain.
3. The Daycare hours of operations would be as follows. Monday - Friday 7am to 6pm.
4. The existing church, Head Start and other facilities would be allowed to remain as permitted uses.

The Zoning Commission and Staff recommend approval of a more restrictive OI/CZ based on the following.

1. The only uses other than those allowed in the SF-6 or SF-10 districts would be for a child daycare and elderly care/assisted living facilities. All uses would be required to meet all requirements of the City's Development Code, including all use-specific standards.
2. 2030 Plan calls for the OI district to be used as a transitional area between residential and higher intensity uses.
3. Child Care Centers and Elder Care/Assisted Living are both permitted uses within the OI district.

**BUDGET IMPACT:**

This action would result in an increase in public services if developed.

**OPTIONS:**

- 1) Approval of the rezoning as requested by the applicant;
- 2) Approval of the rezoning to a more restrictive district with conditions (Recommended OI/CZ).
- 2) Denial of the rezoning request.

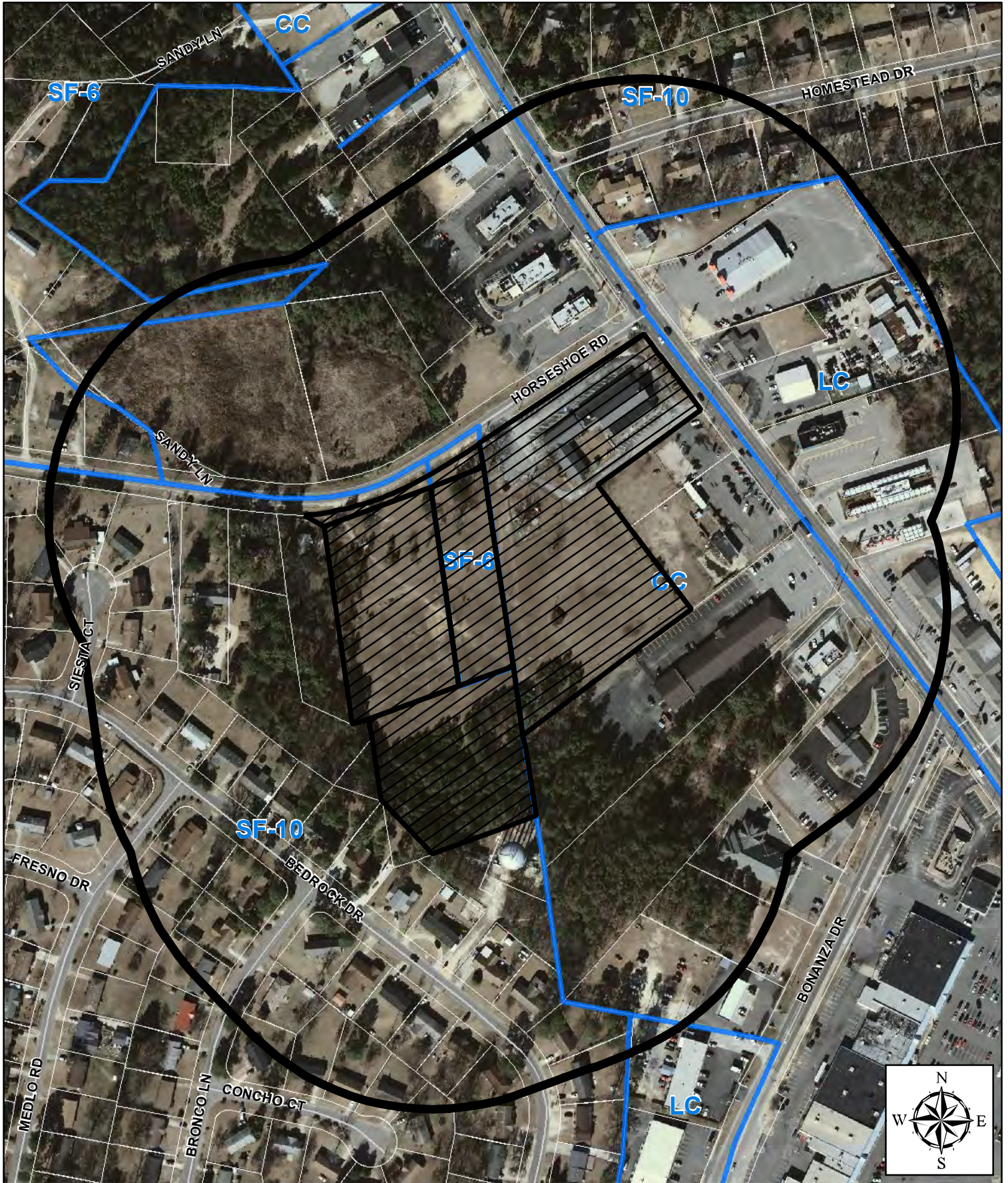
**RECOMMENDED ACTION:**

Zoning Commission and Staff Recommend: That the City Council move to APPROVE the rezoning to a more restrictive OI/CZ - Office and Institutional Conditional district, as presented by staff with four conditions offered by the applicant.

**ATTACHMENTS:**

Zoning Map  
Current Land Use  
Land Use Plan  
Recombination Plat  
Yadkin Rd Church Front Photo  
Current Head Start Photo  
Area to be Rezoned Photo  
Property Across Horseshoe Rd from Rezoning Photo  
Buffer Table

**ZONING COMMISSION  
CASE NO. P13-10F**



**Request: SF-6 & SF-10 to CC/CZ**  
**Location: 5869 Yadkin Rd.**  
**Size: 9.2 acres +/-**

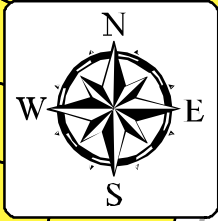
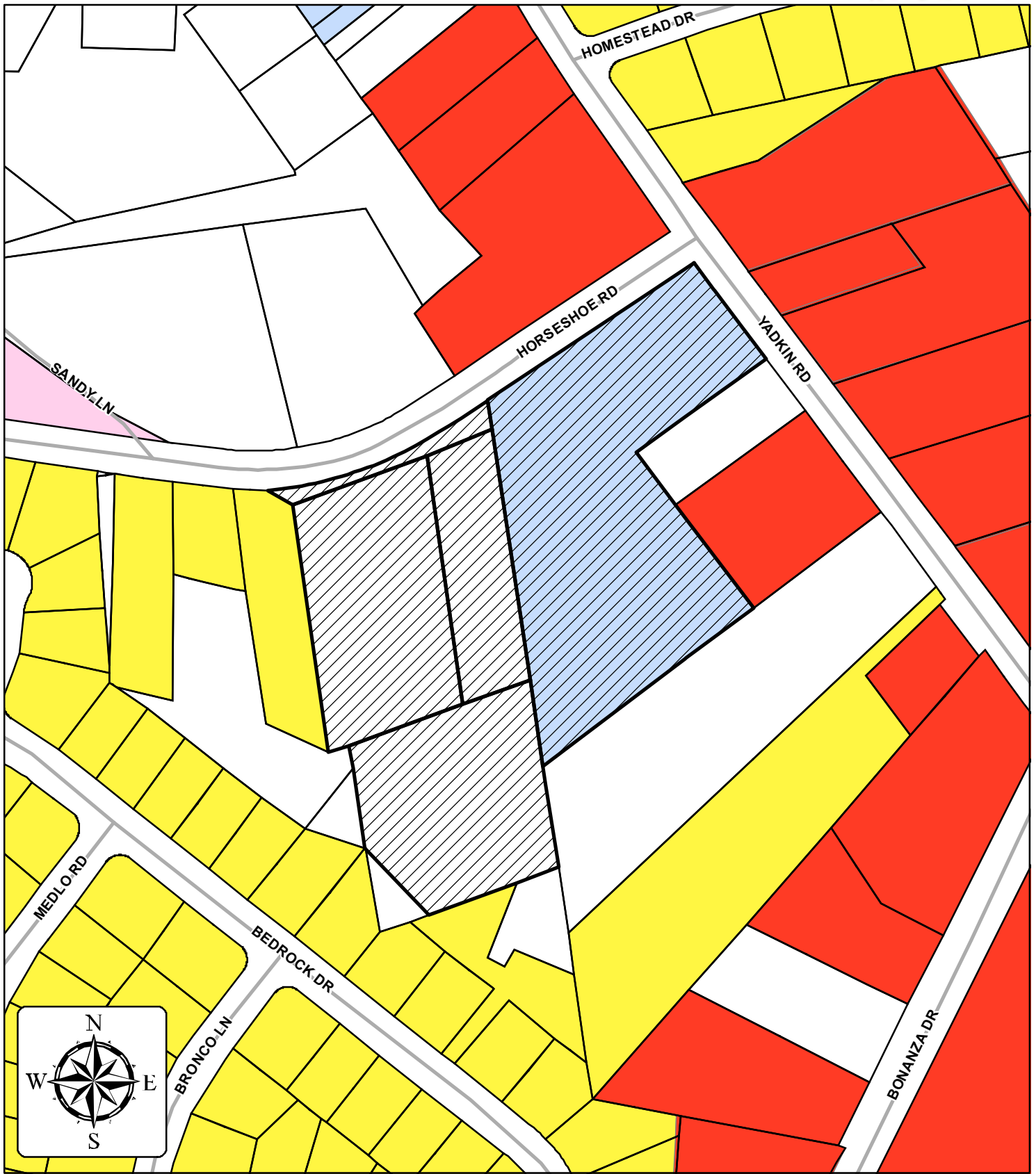
**Zoning Commission: 03/12/2013**    **Recommendation: \_\_\_\_\_**  
**City Council: \_\_\_\_\_**    **Final Action: \_\_\_\_\_**  
**Pin: 0408-38-9763-, 0408-38-6831-, 0408-38-7653-, 0408-38-5598- & 0408-38-7227-**

5-5-1-1

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

# Current Land Use

P13-10F

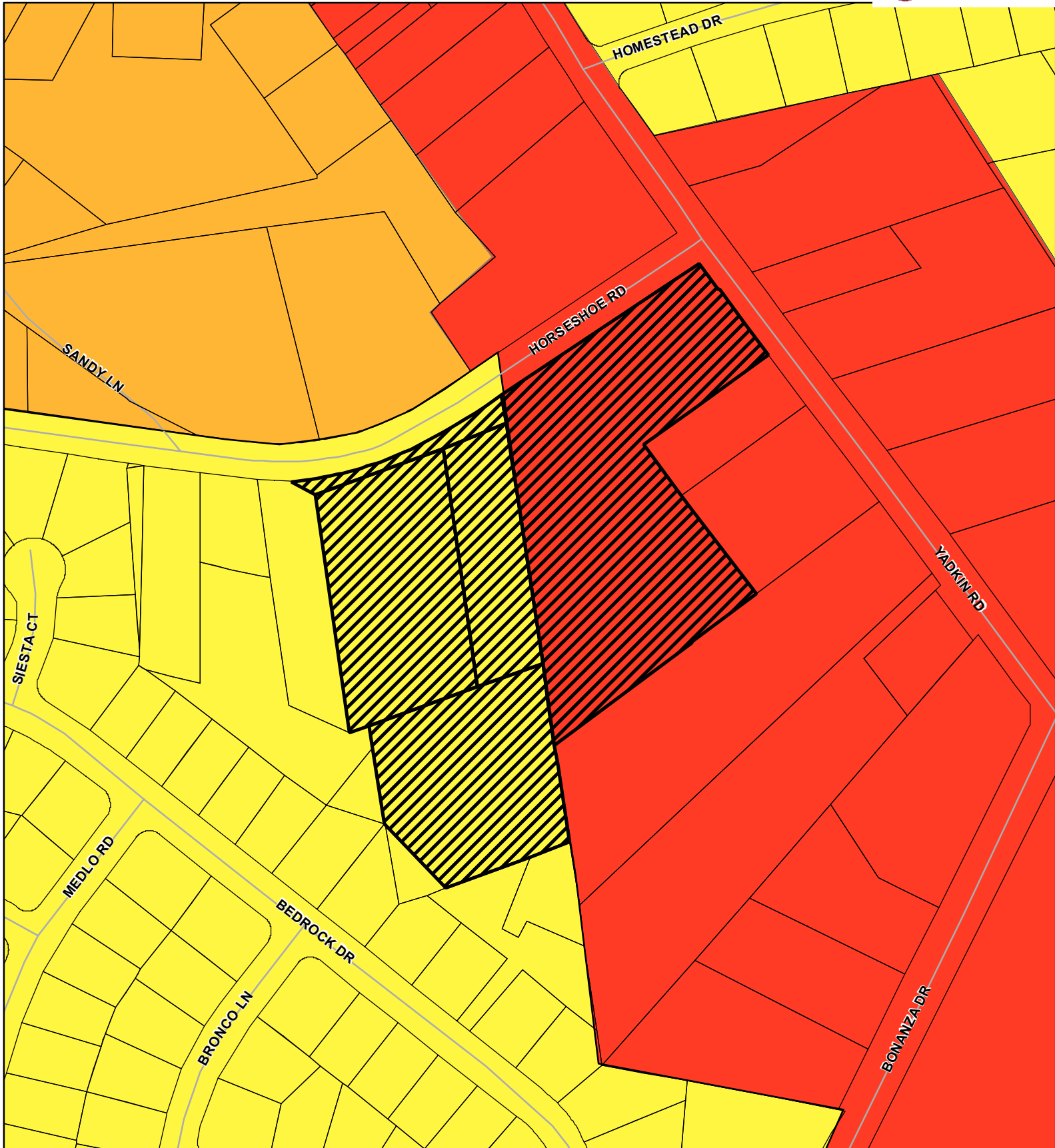


Legend

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. P13-10F



## Legend

Academic Training-Fort Bragg	Farmland	Historical District-Fort Bragg	Neighborhood Activity Node	Policy Directed Light Commercial
Activity Node	Governmental	Light Commercial	Office & Institutional	Policy Directed Office & Institutional
Airfield Operations-Fort Bragg	Heavy Commercial	Light Industrial	One Acre Residential Lots	Range & Training-Fort Bragg
Community Activity Node	Heavy Industrial	Low Density Residential	Open Space	Redevelop/Holding-Fort Bragg
Downtown	High Density Residential	Medium Density Residential	Policy Directed Heavy Commercial	Suburban Density Residential





**SPERRING MEMORIAL  
BAPTIST CHURCH**  
PRAYER CHANGES THINGS  
COME JOIN US  
U AM WED 7:PM  
JAMES FIELDS JR







YADKIN ROAD  
HEAD START











SECURE  
424-10000

**TABLE 30-5.B.I.F.3: BUFFER TYPES**

ACI = AGGREGATE CALIPER INCHES

BUFFER TYPE AND CONFIGURATION	DESCRIPTION	MINIMUM SCREENING REQUIREMENTS WITHIN PERIMETER BUFFER		
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<b>TYPE A: BASIC</b>				
	This perimeter buffer functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet.	6 ACI of canopy trees + 6 ACI of understory trees per 100 linear feet	2 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet	One 5-foot-high solid fence + 25 shrubs per 100 linear feet
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<b>TYPE C: SEMI-OPAQUE</b>				
	This perimeter buffer functions as a semi-opaque screen from the ground to at least a height of six feet.	12 ACI of canopy trees + 14 ACI of understory trees + 25 shrubs per 100 linear feet	One 4-foot-high berm or one 4-foot-high solid fence + 2 ACI of canopy trees + 16 ACI understory trees per 100 linear feet	One 3-foot-high continuous evergreen hedge + 2 ACI of canopy trees + 20 ACI of understory trees per 100 linear feet
<b>TYPE D: OPAQUE</b>				
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**NOTES:**

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**(4) Buffer Type Application**

Table 30-5.B.1.F.4, Buffer Type Application, specifies the type of perimeter landscape buffer that new development shall provide between it and adjacent property, based on the zoning district of the development site and that of the adjacent property. The buffer type is indicated by a letter corresponding to one of the four buffer types depicted in Table 30-5.B.1.F.3, Buffer Types.

<b>TABLE 30-5.B.1.F.4: BUFFER TYPE APPLICATION [1]</b>							
<b>A = TYPE A BUFFER   B = TYPE B BUFFER   C = TYPE C BUFFER   D = TYPE D BUFFER</b>							
<b>N/A = NOT APPLICABLE (NO BUFFER REQUIRED)</b>							
<b>ZONING CLASSIFICATION OF PROPOSED DEVELOPMENT SITE [2]</b>	<b>ZONING CLASSIFICATION OF ADJACENT PROPERTY</b>						
	<b>CD AR</b>	<b>SF-15, SF-10, SF-6 OR EXISTING SINGLE- FAMILY DEVELOPMENT</b>	<b>MR-5 MH</b>	<b>OI NC MU</b>	<b>LC CC DT</b>	<b>LI</b>	<b>HI</b>
CD, AR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SF-15, SF-10, SF-6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MR-5, MH [3]	A	A	N/A	N/A	N/A	N/A	N/A
OI, NC, MU	B	B	A	N/A	N/A	N/A	N/A
LC, CC, DT	C	B	B	A	N/A	N/A	N/A
LI	C	C	B	B	A	N/A	N/A
HI	D	D	D	D	D	C	N/A

**NOTES:**

[1] Letters in cells correspond to the buffer types depicted in Table 30-5.B.1.F.3, Buffer Types.

[2] Development in PD districts is subject to perimeter buffer requirements in the PD district standards. In cases where development is proposed next to an existing PD district having no perimeter buffer, the proposed development shall provide a perimeter buffer that is consistent with the type of buffer required if the adjacent use was in a differing base district appropriate for the type of use.

[3] Mobile home parks shall provide a perimeter buffer around the park in accordance with the standards in Section 30-4.C.2.a.4, Manufactured Home Parks.

**(5) Responsibility for Buffer Installation**

**a. Vacant Parcels**

Where a developing parcel is adjacent to a vacant parcel and a perimeter buffer is required in accordance with this section, the developing parcel shall provide a minimum of one-half of the perimeter buffer required adjacent to the vacant land.

**b. Existing Land Uses**

Where a developing parcel is adjacent to an existing use and a perimeter buffer is required in accordance with this section, the developing parcel shall provide the full perimeter buffer required adjacent to the existing use in accordance with Table 30-5.B.1.F.3, Buffer Types, and Table 30-5.B.1.F.4, Buffer Type Application, unless a portion or all of a perimeter buffer that complies with the standards of this section already exists between the lots. Where part of a perimeter buffer exists, but the buffer does not fully comply with the standards of this section, the developing parcel shall be responsible for providing only the additional planting material on site necessary to meet the standards of this section.

**(6) Location of Buffers**

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Lisa Smith, Chief Financial Officer  
**DATE:** April 22, 2013  
**RE:** **Downtown Multi-Modal Transit Center - Budget Ordinance Amendment 2013-13 and Capital Project Ordinance 2013-18**

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**THE QUESTION:**

Capital Project Ordinance Amendment 2013-18 will appropriate a total of \$10,018,750 to fund the first phase of construction of the Downtown Multi-Modal Transit Center. Funding sources include \$8,015,000 of federal grant proceeds and \$2,003,750 of local match funding to be transferred from the General Fund. The associated budget ordinance amendment will appropriate \$1,342,000 from General Fund fund balance designated for capital in order to provide the balance of funding needed for the General Fund transfer.

**RELATIONSHIP TO STRATEGIC PLAN:**

Principle A: Great Place to Live - Accessible and Efficient Transit  
Goal 6: Revitalized Downtown - A Community Focal Point

**BACKGROUND:**

Transit has received a federal grant in the amount of \$8,015,000 to fund Phase 1 construction of the Downtown Multi-Modal Transit Center. The NC Department of Transportation (NCDOT) will also be asked to fund a portion of the project. To commence the construction phase of the project, staff recommends adoption of the attached capital project ordinance and associated budget ordinance amendment.

The capital project ordinance will appropriate \$10,018,750 for construction of a two-story building of approximately 30,000 square feet with 16 exterior bus bays and covered transit customer waiting/boarding areas. The first floor will house a transit ticket sales/information center, information kiosks, indoor customer waiting area, restrooms and a bus operator lounge. This floor will also include space for food vendors and a small retail/sundries area. The second floor will provide transit office space and a public meeting room with restrooms and a breakout area.

If the NCDOT awards matching funds for the project in the future, staff will request budget actions to reflect the award of the state funds and reduce the City's General Fund match by an equal amount.

**ISSUES:**

None

**BUDGET IMPACT:**

Local match funding for the construction of this project has been included in the City's Capital Improvement Plans.

**OPTIONS:**

- 1.) Adopt Budget Ordinance Amendment 2013-13 and Capital Project Ordinance 2013-18 to move forward with the construction phase.
- 2.) Do not adopt Budget Ordinance Amendment 2013-13 and Capital Project Ordinance 2013-18.

**RECOMMENDED ACTION:**

Adopt Budget Ordinance Amendment 2013-13 and Capital Project Ordinance 2013-18 to move forward with the construction phase.

**ATTACHMENTS:**

Budget Ordinance Amendment 2013-13

Capital Project Ordinance 2013-18



2012-2013 BUDGET ORDINANCE AMENDMENT  
CHANGE 2013-13

BE IT ORDAINED BY THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA:

That the City of Fayetteville Budget Ordinance adopted June 11, 2012 is hereby amended as follows:

Section 1. It is estimated that the following revenues and other financing sources will be available during the fiscal year beginning July 1, 2012, and ending June 30, 2013, to meet the appropriations listed in Section 2.

<u>Item</u>	<u>Listed As</u>	<u>Revision</u>	<u>Revised Amount</u>
<u>Schedule A: General Fund</u>			
Fund Balance Appropriation	\$ 7,712,809	\$ 1,342,000	\$ 9,054,809
All Other General Fund Revenues and OFS	141,112,812	-	141,112,812
Total Estimated General Fund Revenues and Other Financing Sources	<u>\$ 148,825,621</u>	<u>\$ 1,342,000</u>	<u>\$ 150,167,621</u>

Section 2. The following amounts are hereby appropriated for the operations of the City Government and its activities for the fiscal year beginning July 1, 2012, and ending June 30, 2013, according to the following schedules:

<u>Item</u>	<u>Listed As</u>	<u>Revision</u>	<u>Revised Amount</u>
<u>Schedule A: General Fund</u>			
Other Appropriations	\$ 24,848,764	\$ 1,342,000	\$ 26,190,764
All Other General Fund Departments	123,976,857	-	123,976,857
Total Estimated General Fund Expenditures	<u>\$ 148,825,621</u>	<u>\$ 1,342,000</u>	<u>\$ 150,167,621</u>

Adopted this 22<sup>nd</sup> day of April, 2013.

**CAPITAL PROJECT ORDINANCE  
ORD 2013-18**

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. The authorized project is for the funding of the Downtown Multi Modal Transit Center (Phase 1) which includes the construction of a two-story building of approximately 30,000 SF with 16 exterior bus bays and covered transit customer waiting/boarding areas.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

Federal Transit Administration	\$ 8,015,000
Local Match- General Fund Transfer	2,003,750
	\$ 10,018,750

Section 4. The following amounts are appropriated for the project:

Project Expenditures	\$ 10,018,750
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Section 5. Copies of this capital project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out the project.

Adopted this 22nd day of April, 2013.

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Benjamin Major, Fire Chief  
**DATE:** April 22, 2013  
**RE:** **Consider adoption of revised Secondary Fire Zone**

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**THE QUESTION:**

To consider adoption of revisions to the Secondary Fire Zone.

**RELATIONSHIP TO STRATEGIC PLAN:**

Vision Principle E: Vibrant Downtown - Well-planned residential and commercial mixed-use developments.

Goal 6: Revitalized Downtown - A Community Focal Point, Maintaining momentum for the Downtown area.

**BACKGROUND:**

NC GS 160A-435 requires the city council of every incorporated city to pass ordinance(s) establishing and defining primary fire limits. The statute also permits council to establish secondary fire limits. The current secondary fire zones in the CoF downtown area was adopted in 1961. Since then there have been significant changes in the landscape and development trends in the downtown area, but the fire districts have remained the same. This revision of the secondary fire zone helps to address current development trends adjacent to the downtown area while maintaining fire and life safety protection objectives of the district.

**ISSUES:**

The primary and secondary fire zones restrict the type of new construction and certain renovations that can occur in the respective zones. Amending the secondary fire zone will further encourage development in the downtown areas without negatively impacting downtown fire safety objectives.

**BUDGET IMPACT:**

There is no budget impact.

**OPTIONS:**

- Adopt the revision to the secondary fire zone.
- Do not adopt the revision to the secondary fire zone.

**RECOMMENDED ACTION:**

Staff recommends Council move to adopt the revision of the secondary fire zone.

**ATTACHMENTS:**

Secondary Fire Limit Ordinance Amendment  
Redlined Ordinance Amendment

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING CHAPTER 11, FIRE PROTECTION AND PREVENTION, ARTICLE I, IN GENERAL, 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 Fire Protection and Prevention Ordinance adopted as Chapter 11 of the Fayetteville Code of Ordinances and last amended September 9, 2002, be amended as follows:

**Section 1. Amend Section 11-7 SECONDARY FIRE ZONE ESTABLISHED AND BOUNDARY DEFINED to correct the spelling of “Halliday” Street and to modify the boundaries of the secondary fire zone as follows:**

- (1) Beginning at a point in the center line of Halliday Street 150 feet east of Gillespie Street and running thence in an easterly direction along the center line of Halliday Street and its extension to the center line of Cool Springs Street;
- (6) Thence in a westwardly direction 350 feet north and parallel to Grove Street, crossing Ramsey Street, and continuing 350 feet north of and parallel to Rowan Street, to a point in a line 200 feet east of and parallel to the CSX Railroad;
- (7) Thence in a southerly direction with said line, 200 feet east of and parallel to the CSX Railroad and continuing to the centerline of Rowan Street;
- (8) Thence in a south westward direction along the southern margin of the Rowan Street Bridge and continuing to the centerline of Bragg Boulevard;
- (9) Thence in a southerly direction along the centerline of Bragg Boulevard and crossing Hay Street onto Robeson Street to the northern margin of Humphrey Lane;
- (10) Deleted in its entirety
- (11) Deleted in its entirety
- (12) Deleted in its entirety
- (13) Deleted in its entirety
- (14) Deleted in its entirety
- (15) Deleted in its entirety
- (16) Deleted in its entirety

- (17) Deleted in its entirety
- (18) Deleted in its entirety
- (19) Thence eastwardly along the northern margin of Humphrey Lane extension to the southern margin of Kyle Street;
- (25) Thence parallel and 150 feet east of Gillespie Street N 10 degrees E to the centerline of Halliday Street, the point of beginning.

**Section 2. Amend Section 11-8 CONSTRUCTION, REPAIRS, ETC., IN FIRE ZONE, Subsection (a), to delete reference to “Appendix F” and replace with “the North Carolina State Building Code” as follows:**

- (a) For the purposes of regulating the construction, alteration, or other improvements to buildings and structures within the fire district as established in this chapter, the North Carolina State Building Code is hereby adopted and incorporated by reference.

**Section 3. Amend Section 11-8 CONSTRUCTION, REPAIRS, ETC., IN FIRE ZONE to add Subsection 11-8 (c) as follows:**

- (c) Within the secondary fire district, upon approval of the City of Fayetteville Fire Chief or his designee, fire retardant wood frame structures shall be permitted to be constructed, enlarged or modified if all of the following conditions are met:
  - 1. The building shall be constructed in compliance with the N.C. Building Code; and
  - 2. The building shall be equipped with a complete sprinkler system complying with the N.C. Building Code standards and approved by the City of Fayetteville Fire Chief or his designee; and
  - 3. All exterior components, including but not limited to, stairs and balconies shall be constructed of non-combustible materials.

**Section 4. The City Clerk is hereby authorized to revise formatting, correct typographical errors, verify and correct cross references, indexes, and diagrams as necessary to codify, publish and/or accomplish the provisions of this ordinance as long as doing so does not alter the material terms of Chapter 11 of the Fayetteville Code of Ordinances.**

**Section 5. 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 \_\_\_\_ day of April, 2013.

CITY OF FAYETTEVILLE

\_\_\_\_\_  
ANTHONY G. CHAVONNE, Mayor

ATTEST:

\_\_\_\_\_  
PAMELA J. MEGILL, City Clerk

DRAFT

PART II - CODE OF ORDINANCES  
Chapter 11 - FIRE PROTECTION AND PREVENTION

ARTICLE I. - IN GENERAL

**ARTICLE I. - IN GENERAL**

[Sec. 11-1. - Fire prevention code—Adopted; enforcement.](#)

[Sec. 11-2. - Same—Conflicts.](#)

[Sec. 11-3. - Establishment and duties of the fire prevention bureau.](#)

[Sec. 11-4. - Definitions.](#)

[Sec. 11-5. - Penalties.](#)

[Sec. 11-6. - Primary fire zone established and boundary defined.](#)

[Sec. 11-7. - Secondary fire zone established and boundary defined.](#)

[Sec. 11-8. - Construction, repairs, etc., in fire zone.](#)

[Sec. 11-9. - Operating fire hydrant.](#)

[Sec. 11-10. - Failure to comply with order of fire chief.](#)

[Sec. 11-11. - Open burning regulatory authority.](#)

[Secs. 11-12—11-30. - Reserved.](#)

**Sec. 11-7. - Secondary fire zone established and boundary defined.**

There is hereby established a secondary fire zone whose boundary shall be as follows:

- (1) Beginning at a point in the center line of Halliday Street 150 feet east of Gillespie Street and running thence in an easterly direction along the center line of Halliday Street and its extension to the center line of Cool Spring Street;
- (2) Thence in a northerly direction along the center line of Cool Spring Street crossing Russell and Person Streets to a point 174.75 feet north of the northern margin of Person Street; thence in a westerly direction and parallel with Person Street 164.6 feet; thence in a northerly direction and parallel with Cool Spring Street to the run of Cross Creek;
- (3) Thence in a general northwesterly direction along the run of Cross Creek as it meanders, to a point in a line 250 feet east of and parallel to the eastern margin of Green Street;
- (4) Thence with said line, 250 feet east of and parallel to Green Street, in a northerly direction to Grove Street;
- (5) Thence continuing northwardly with Barges Lane to a point 350 feet north of the northern margin of Grove Street;
- (6) Thence in a westwardly direction 350 feet north of and parallel to Grove Street, crossing Ramsey and continuing 350 feet north of and parallel to Rowan Street, to a point in a line 200 feet east of and parallel to the CSX Railroad;
- (7) Thence in a southerly direction with said line, 200 feet east of and parallel to the CSX Railroad and continuing to the centerline of Rowan Street;
- (8) Thence in a south westward direction along the southern margin of the Rowan Street Bridge and continuing to the centerline of Bragg Boulevard;

PART II - CODE OF ORDINANCES  
Chapter 11 - FIRE PROTECTION AND PREVENTION

ARTICLE I. - IN GENERAL

- (9) Thence in a southerly direction along the centerline of Bragg Boulevard and crossing Hay Street onto Robeson Street to the Northern margin of Humphrey Lane;
- (19) Thence eastwardly along the northern margin of Humphrey Lane and its extension to the southern margin of Kyle Street;
- (20) Thence in an easterly direction along the southern margin of Kyle Street and its extension to the western margin of the Atlantic Coast Line property;
- (21) Thence in a northerly direction along the western margin of said property to a point 500 feet south of Russell Street;
- (22) Thence S 70 degrees E parallel and 500 feet south of Russell Street to a point 200 feet west of Worth Street;
- (23) Thence in a southerly direction parallel and 200 feet west of Worth Street to the centerline of Blount Street;
- (24) Thence in an easterly direction along the centerline of Blount Street crossing Gillespie Street to a point 150 feet east of Gillespie Street;
- (25) Thence parallel and 150 feet east of Gillespie Street N 10 degrees E to the centerline of Halliday Street, the point of beginning.

(Code 1961, § 12-12)

**Cross reference**— Definitions generally, § 1-2.

**Sec. 11-8. - Construction, repairs, etc., in fire zone.**

- (a) For the purpose of regulating the construction, alteration, or other improvements to buildings and structures within the fire district as established in this chapter, the North Carolina State Building Code is hereby adopted and incorporated by reference.
- (b) Within the secondary fire zone as established by this chapter, no frame or wooden building or structure or addition thereto shall hereafter be erected, altered, or moved, either into the zone or from one place to another within the zone, except as follows:
  - (1) A frame or wooden building or structure used exclusively for residential purposes for not more than four families may be repaired or altered, provided the repairs or alteration does not exceed 50 percent of its market value. This includes the structure and all component parts. The inspection director or the chief of the fire department may require the property owner to furnish him with a certified appraisal from a registered real estate appraiser where there arises a conflict on the market value of such structure. The inspection director or the chief of the fire department will decide on his own motion whether the structure may be repaired, altered or demolished and removed from the premises.
  - (2) No frame or wooden buildings shall be converted or used for a business or commercial purpose but may be converted and used for a religious, charitable or educational purpose, upon the approval of the building inspector and the chief of the fire department. For the purposes of this section, a religious use shall be considered the use of a building as a place of worship; a charitable use shall be considered the use of a building by a nonprofit organization; and educational use shall be considered the use of a building for a school curriculum similar to the public system of the state.
  - (3) Notwithstanding the provisions of subsection (b)(2) of this section, a frame or wooden building or structure may be converted for any use permissible within its zoned area if such building or



PART II - CODE OF ORDINANCES  
Chapter 11 - FIRE PROTECTION AND PREVENTION

ARTICLE I. - IN GENERAL

structure, after requested by the owner, has been declared by the city council to be a building or structure with substantial historical or architectural value. Prior to the city council making a determination as to the historical or architectural value of the structure, the owner must first submit the request to the state department of archives and history for a recommendation as to the historical or architectural value of the structure.

- (4) A frame or wooden building or structure may be moved within or into the secondary fire zone on a temporary basis for a period not to exceed six months upon the approval of the inspection director. This temporary permit may be extended for a period of 90 days at a time but must have the written approval of the inspection director, the chief of the fire department and the city council; provided, however, the temporary permit shall be issued for a one-story building or structure not to exceed 2,000 square feet in area.
- (5) After any frame or wooden building or structure is repaired, altered or moved within the secondary fire zone, the building or structure must meet all requirements of the state building code, the city zoning ordinance and all other laws and regulations where applicable.

(Code 1961, § 12-13)

**Cross reference**— Building code, ch. 7.

**State law reference**— Restrictions within secondary fire limits, G.S. 160A-437.

- (c) Within the secondary fire district, upon approval of the City of Fayetteville Fire Chief or his designee, fire retardant wood frame structures shall be permitted to be constructed, enlarged or modified if all of the following conditions are met:
  - 1) The building shall be constructed in compliance with the N.C. Building Code; and
  - 2) The building shall be equipped with a complete sprinkler system complying with the N.C. Building Code standards and approved by the City of Fayetteville Fire Chief or his designee; and
  - 3) All exterior components, including but not limited to, stairs and balconies shall be constructed of non-combustible materials.

**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of Council  
**FROM:** Steven K. Blanchard, PWC CEO/General Manager  
**DATE:** April 22, 2013  
**RE:** **Bid Recommendation for Purchase of Three 833KVA, 7.2 KV Single Phase Voltage Regulators**

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**THE QUESTION:**

The Public Works Commission of the City of Fayetteville requests that Council approve bid recommendation to award bid for purchase of three (3) 833KVA, 7.2KV single-phase voltage regulators, PWC Stock No. 1-245-013 (with the option to purchase additional quantities within a one-year period upon the agreement of both parties).

**RELATIONSHIP TO STRATEGIC PLAN:**

Quality Utility Services

**BACKGROUND:**

The Public Works Commission, during their meeting of April 10, 2013 approved bid recommendation to award bid for purchase of three (3) 833KVA, 7.2KV single-phase voltage regulators, PWC Stock No. 1-245-013 (with the option to purchase additional quantities within a one-year period upon the agreement of both parties) to HD Power Solutions c/o Cooper Power Systems, Wake Forest, NC, lowest bidder meeting specifications, in the total amount of \$125,241.00 and forward to City Council for approval. This is an inventory item and was last purchased in October 2011 at a unit cost of \$41,746.67. Bids were received March 26, 2013 as follows:

Bidders	Unit Price	Total Cost
HD Power Solutions, c/o Cooper Power, Wake Forest	\$41,747.00	\$125,241.00
Siemens Energy, Inc., Richland, MS	\$42,344.00	\$127,032.00
Stuart C. Irby, Rocky Mount, NC *see comment below	\$27,282.00	\$ 81,846.00

*Comment: Bids were solicited from five (5) vendors with three (3) vendors responding. All bids were evaluated by Electric Engineering staff for compliance with our specifications. The bid submitted by Stuart C. Irby was found to be non-compliant with our specifications. PWC Specifications require a 110kV BIL (basic insulation value). The unit quoted by Stuart C. Irby only has a value of 95kV BIL. The lowest bidder meeting specifications is recommended.*

**ISSUES:**

N/A

**BUDGET IMPACT:**

PWC Budget

**OPTIONS:**

N/A

**RECOMMENDED ACTION:**

The Public Works Commission recommends to the City Council to award bid for purchase of three (3) 833KVA, 7.2KV single-phase voltage regulators, PWC Stock No. 1-245-013 (with the option to purchase additional quantities within a one-year period upon the agreement of both parties) to HD Power Solutions c/o Cooper Power Systems, Wake Forest, NC, lowest bidder meeting

specifications, in the total amount of \$125,241.00.

**ATTACHMENTS:**

Bid Recommendation

Bid History

**PUBLIC WORKS COMMISSION  
ACTION REQUEST FORM**

**TO:** Steve Blanchard, CEO/General Manager **DATE:** April 3, 2013

**FROM:** Gloria Wrench, Purchasing Manager

.....  
**ACTION REQUESTED:** Award contract for the purchase of three (3) 833KVA, 7.2KV Single-Phase Voltage Regulators, PWC Stock No. 1-245-013 (with the option to purchase additional quantities within a one-year period upon the agreement of both parties).  
 .....

**BID/PROJECT NAME:** 833KVA, 7.2KV Single-Phase Voltage Regulators

**BID DATE:** March 26, 2013 **DEPARTMENT:** Electric Inventory

**LAST PURCHASE/PRICE:** This inventory item was last purchased in October of 2011 at a unit cost of \$41,746.67.

.....

BIDDERS	UNIT PRICE	TOTAL PRICE
<u>HD Power Solutions c/o Cooper Power, Wake Forest, NC</u>	<u>\$41,747.00</u>	<u>\$125,241.00</u>
<u>Siemens Energy, Inc., Richland, MS</u>	<u>\$42,344.00</u>	<u>\$127,032.00</u>
<u>Stuart C. Irby, Rocky Mount, NC *see comments below</u>	<u>\$27,282.00</u>	<u>\$ 81,846.00</u>

.....

**AWARD RECOMMENDED TO:** HD Power Solutions c/o Cooper Power Systems, Wake Forest, NC

**BASIS OF AWARD:** Lowest bidder meeting specifications

**AWARD RECOMMENDED BY:** Mark Bielat, Electric Engineering and Gloria Wrench, Purchasing Manager

.....  
**COMMENTS:** Bids were solicited from five (5) vendors with three (3) vendors responding. All bids were evaluated by Electric Engineering staff for compliance with our specifications. The bid submitted by Stuart C. Irby was found to be non-compliant with our specifications. PWC Specifications require a 110kV BIL (basic insulation value). The unit quoted by Stuart C. Irby only has a value of 95kV BIL. The lowest bidder meeting specifications is recommended.  
 .....

**ACTION BY COMMISSION**

**APPROVED** \_\_\_\_\_ **REJECTED** \_\_\_\_\_  
**DATE** \_\_\_\_\_

**ACTION BY COUNCIL**

**APPROVED** \_\_\_\_\_ **REJECTED** \_\_\_\_\_  
**DATE** \_\_\_\_\_

## **BID HISTORY**

### **833 KVA, 7.2 KV SINGLE-PHASE VOLTAGE REGULATORS**

#### **Advertisement**

1. Public Works Commission Website March 6, 2013 through March 26, 2013

#### **List of Organizations Notified of Bid**

1. NAACP Fayetteville Branch, Fayetteville, NC
2. NAWIC, Fayetteville, NC
3. N.C. Institute of Minority Economic Development (NCIMED), Fayetteville, NC
4. Cumberland Regional Improvement Corporation (CRIC), Fayetteville, NC
5. Fayetteville Business & Professional League (FBPL), Fayetteville, NC
6. Small Business Technology Development Center (SBTDC), Fayetteville, NC
7. FTCC Small Business Center, Fayetteville, NC
9. Fayetteville Regional Chamber of Commerce, Fayetteville, NC

#### **List of Prospective Bidders**

1. WESCO Distribution, Inc., Raleigh, NC
2. Stuart C. Irby Company, Rocky Mount, NC
3. HD Supply Power Solutions, Wake Forest, NC
4. Utility Resource Associates, Dalzell, SC
5. Siemens Energy, Richland, MS

#### **SDBE/MWBE Participation**

HD Supply Power Solutions is not a SDBE, minority, or woman-owned business.

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and Members of City Council  
**FROM:** Lisa Smith, Chief Financial Officer  
**DATE:** April 22, 2013  
**RE:** **Veterans Website and Call Center - Capital Project Ordinance 2013-19 and Special Revenue Fund Project Ordinance 2013-9**

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**THE QUESTION:**

The capital project and special revenue fund project ordinances will appropriate a total of \$54,460 for the development of a Veterans Transportation and Community Living Initiative (VTCLI) multi-agency website and call center. Federal grants will provide \$46,680 to fund the project and a local match of \$7,780 will be required from the General Fund.

**RELATIONSHIP TO STRATEGIC PLAN:**

Principle A: Great Place to Live - Accessible and Efficient Transit

**BACKGROUND:**

Transit has received two federal grants for planning and research items (NC-26-0008-00) and capital support equipment (NC-04-0054-00) associated with a VTCLI project to establish a multi-agency website and call center. This project will provide veteran and military families, as well as veteran, military and human service organizations, transportation providers and planners with a central web location to find available transportation resources.

To proceed with expenditures related to this grant, staff recommends adoption of the attached project budgets:

Capital Project Ordinance 2013-19 appropriates \$38,900 for hardware, software and support items associated with the project. The sources of funding for this ordinance include \$31,120 in grant funding from the Federal Transit Administration (FTA) and \$7,780 to be transferred from the General Fund.

Special Revenue Fund Project Ordinance 2013-9 appropriates \$15,560 for research and development for the project and is fully funded by a grant from the FTA.

**ISSUES:**

None

**BUDGET IMPACT:**

Funding for the local match for the project is available in the current General Fund budget.

**OPTIONS:**

- 1) Adopt Capital Project Ordinance 2013-19 and Special Revenue Fund Project Ordinance 2013-9 to move forward with the project.
- 2) Do not adopt Capital Project Ordinance 2013-19 and Special Revenue Fund Project Ordinance 2013-9.

**RECOMMENDED ACTION:**

Staff recommends Council move to adopt Capital Project Ordinance 2013-19 and Special Revenue Fund Project Ordinance 2013-9

**ATTACHMENTS:**

Capital Project Ordinance 2013-19

Special Revenue Fund Project Ordinance 2013-9

**CAPITAL PROJECT ORDINANCE  
ORD 2013-19**

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. The authorized project is for the funding of the Veterans Transportation and Community Living Initiative project to establish a multi-agency website and call center for use by veterans, military and military families.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

Federal Transit Administration	\$ 31,120
Local Match- General Fund Transfer	7,780
	<u>\$ 38,900</u>

Section 4. The following amounts are appropriated for the project:

Project Expenditures	<u>\$ 38,900</u>
----------------------	------------------

Section 5. Copies of this capital project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out the project.

Adopted this 22nd day of April, 2013.



**SPECIAL REVENUE FUND PROJECT ORDINANCE  
ORD 2013-9**

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following special revenue project ordinance is hereby adopted:

Section 1. The authorized project is for the research and development of the Veterans Transportation and Community Living Initiative project to establish a multi-agency website and call center for veterans, military and military families.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

Federal Transit Administration	<u>\$ 15,560</u>
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Section 4. The following amounts are appropriated for the project:

Project Expenditures	<u>\$ 15,560</u>
----------------------	------------------

Section 5. Copies of this special revenue project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 22nd day of April, 2013.

**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and City Council  
**FROM:** Deborah Martin Mintz, Executive Director Arts Council of Fayetteville/Cumberland County  
**DATE:** April 22, 2013  
**RE:** **Results of the Arts and Economic Prosperity IV Study**

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**THE QUESTION:**

**RELATIONSHIP TO STRATEGIC PLAN:**

**BACKGROUND:**

The Arts Council of Fayetteville/Cumberland County led the local not-for-profit cultural industry in a year-long national study entitled Arts & Economic Prosperity IV conducted by Americans for the Arts. All 50 states and the District of Columbia participated in the study.

Committee Chairman Wick Smith will present the findings of the study regarding economic impact of the not-for-profit cultural industry in Cumberland County.

**ISSUES:**

**BUDGET IMPACT:**

**OPTIONS:**

**RECOMMENDED ACTION:**

**ATTACHMENTS:**

AEPIV power point

# Arts & Culture in Cumberland County



# Arts & Economic Prosperity I

## Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences in Cumberland County



# o & Economic Prosperity IV ational Partners

the United States Conference of Mayors



ational Association of Counties



ational Conference of State Legislatures



NATIONAL CONFERENCE  
of STATE LEGISLATURES

*The Forum for America's Ideas*

ational League of Cities



National League of Cities

ational Lieutenant Governors Association



# Business & Economic Prosperity International Partners

Business Civic Leadership Center



Committee Encouraging Corporate Philanthropy



Grantmakers in the Arts



Destination Marketing Association International



The Conference Board



# Who Participated?

**National:** All **50** U.S. states and the District of Columbia

**Local:** **24** nonprofit arts and culture entities

The Arts Council collected data from **more than 800** event attendees throughout 2011



ARTS LETTERS LEVEL

*perform*





# The Findings

\$53.7 million  
is spent a year in  
Cumberland County.

Supports 1,769 full-time  
equivalent jobs.

Generates \$5.4 million annually in  
local and state government revenue.



# to groups and audiences spend money locally

Nonprofit cultural arts organizations spend **\$32.2 million** annually in Cumberland County.

**\$21.5 million** a year in further spending by audiences.



A T E T E V I L L

*Since*



6-1-1-9

# Alberta Community Occupational Employment Statistics

Time Equivalent Jobs 1,769  
(Supported by the cultural arts)

Occupation Title	Group Employment
	620
Architecture and Engineering	1,210
Computer and Mathematical	1,820
Business and Financial Operations	5,900
Education, Training & Library	11,450

# Cumberland County Occupational Employment Statistics

Time Equivalent Jobs 1,769  
(Supported by the cultural arts)

## Local Business

## Cumberland County Employment

ator	990
offe	800
teville Observer	450
n Corporation	370
l	60

# Cultural Arts in Cumberland County attracts visitors

don't offer it, they *will* go somewhere else.

46.5 percent of Cumberland County's **residents** responded they would travel to a different community to attend a similar event.

66.8 percent of **non-resident** attendees report the same

6 - 1 - 1 - 12



A T T E T T E V I L L

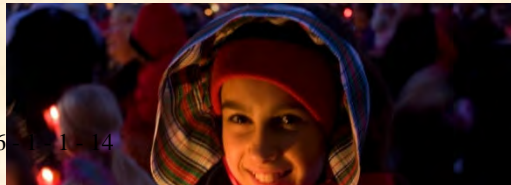
*Bloom*



# Summary

This study demonstrates that an investment in the cultural a

- **Creates and supports jobs**
- **Generates government revenue**
- **Drives tourism**





# Local Partners

Airborne & Special Operations Museum Foundation

Cape Fear Ballroom Dancers

Cape Fear Regional Theatre

Community Concerts of Fayetteville

Cumberland County Chapter of the  
North Carolina Symphony

Cumberland Oratorio Singers

Fayetteville State University Fine Art Series

Fayetteville Symphony Orchestra

Friends of the Cancer Center, Cape Fear Valley  
Medical Foundation, Inc.

Gilbert Theater

Arts Council of Fayetteville/Cumberland County

Cape Fear Botanical Garden

Cape Fear Studios

Coventry Carolers

Crown Center

Cumberland County Public Library &  
Information Center

Fascinate-U Children's Museum

Fayetteville State University Planetarium

Friends of Music at Methodist University

Friends of the Cumberland County  
Public Library, Inc.

Museum of the Cape Fear Historical Complex

# Thank You!

— Thank you to all the agencies, artists  
cultural professionals who contribute to the  
economic vitality of our community.

Cumberland County report is available at [www.TheArtsCouncil.com/impact](http://www.TheArtsCouncil.com/impact)

# Thank You!

— Thank you to this organization and its leadership for supporting the cultural arts in community.

Cumberland County report is available at [www.TheArtsCouncil.com/impact](http://www.TheArtsCouncil.com/impact)

# Report Details

- Handout is available
- Full report details at:

[www.TheArtsCouncil.com/impact.php](http://www.TheArtsCouncil.com/impact.php)

# Questions

— What questions would you have?

Cumberland County report is available at [www.TheArtsCouncil.com/impact](http://www.TheArtsCouncil.com/impact)

## CITY COUNCIL ACTION MEMO

**TO:** Mayor and City Council  
**FROM:** Scott Shuford, Development Services Director  
**DATE:** April 22, 2013  
**RE:** **Future Land Use Policies**

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**THE QUESTION:**

Presentation of future land use critical issues and associated Council discussion

**RELATIONSHIP TO STRATEGIC PLAN:**

Greater Tax Base Diversity  
More Efficient City Government  
Livable Neighborhoods  
Revitalized Downtown

**BACKGROUND:**

The 2010 Future Land Use Plan was adopted in 1996 and requires updating. Since the Plan is, in effect, a map, updating it should be driven by specific policies. Staff will provide a presentation that suggests a strategic policy approach, concentrating on two critical issues:

Oversupply of commercially-zoned land  
Revitalization of blighted neighborhoods and neighborhoods threatened by blight

Input from appointed boards and from the community will be sought, with the Future Land Use Policies coming to City Council for adoption in early FY 2013-14. The follow-up action of updating the Future Land Use Plan map will be scheduled for late FY 2013-14 or early FY 2014-15.

A draft Policy Plan is attached. It will be used to help solicit input.

**ISSUES:**

Fayetteville has sufficient commercially-zoned land to accommodate a population many times our current size. This "oversupply" situation compromises the City's ability to promote quality development and redevelopment of commercial corridors and nodes and to direct commercial development into areas of greater benefit to the City. Staff suggests addressing this situation through a comprehensive approach that provides property owners with more options to develop and market their properties, utilizing existing corridor plans to direct land use decisions, and similar techniques.

Fayetteville has many neighborhoods that are affected by blighting influences. Such neighborhoods receive much attention from the City but most of that attention is reactionary - enhanced crime enforcement and demolition of blighted structures. Staff suggests policies that bring proactivity to the table to reclaim these neighborhoods in an effective fashion.

Staff will provide a presentation similar to but substantially-abbreviated from that delivered at the Council retreat.

**BUDGET IMPACT:**

None noted.

**OPTIONS:**

Receive report and provide direction to staff  
Receive report and defer direction

**RECOMMENDED ACTION:**

Receive report and provide direction to staff

**ATTACHMENTS:**

Draft Future Land Use Policy Plan

Strategic Land Use Plan Presentation

**DRAFT**

# **2025 City of Fayetteville Land Use Plan Policies**



## BACKGROUND ANALYSIS

It is important that any future land use policies take into account critical community issues and needs. As a consequence, staff has investigated several local issues of concern, including blight, impediments to "raising the bar" for development quality, market competitiveness, and diversity of housing options, among others. This analysis allows us to propose a strategic focus to our future land use policies which will guide the creation of a Future Land Use Map.

This assessment has led us to focus on two issues which seem to be more critical than others. These issues are an apparent oversupply of commercially-zoned land and the need to revitalize blighted neighborhoods for social, economic development, and fiscal reasons.

Background information is provided below for these two issues in order to promote the clear understanding of why staff feels that these issues should be the ones to frame a strategic approach the future land use and development pattern of the City.

### Oversupply of Commercially-Zoned Land

Some members of the local development community refer to Fayetteville as a "B market" for commercial development. This fact is sometimes used as an argument that our current development standards, common to many municipalities of our size throughout the state of North Carolina, are too restrictive and cannot be supported by the rent or sale prices generated by commercial development.

Such arguments are not uncommon, even in more prosperous communities than Fayetteville. However, staff has taken them seriously and has tried to determine a core cause behind these concerns.

It is obvious that a great deal of commercial land along our major corridors is consumed by land uses which do not require major investments to establish. These uses include used car lots, tobacco shops, Internet cafés, mini-warehouse storage facilities, storefront churches, and convenience stores. In Fayetteville, these uses are often located on major arterials where exposure to high traffic volumes should typically command relatively-high rents which would force these uses into less attractive locations.

Staff curiosity about the situation caused us to investigate whether there was a market basis for this phenomenon. Our informal analysis leads us to believe that there is indeed a market basis and that this basis is predominantly due to an oversupply of commercially-zoned land.

Our current situation with regard to land in the City that is in one of our three major commercial zoning districts - Neighborhood Commercial, Limited Commercial, or Community Commercial - is illustrated in Table 1. Please note that we have more vacant commercially-zoned land than developed commercially-zoned land. Additionally, we classified developed land in which the value of the improvements to the land (structures, etc.) was less than the value of the land itself as underdeveloped.

**Table 1. Developed, Underdeveloped and Vacant Commercially-Zoned Land – 2012**

<b>Commercially-Zoned Land</b>	<b>Acreage</b>	<b>Development Potential</b>
Developed	3,357 acres	Existing
Underdeveloped	2,485 acres	Existing to an add'l 15,587,511 sq. ft.
Vacant	7,703 acres	35,567,524 – 83,885,670 sq. ft.

The column entitled **Development Potential** in Table 1 reflects the development potential of vacant and underdeveloped commercially-zoned land based on certain assumptions about development intensity. The City currently has 27,889,502 square feet of commercial development, constituting around 640 acres (or one square mile) under roof. The development intensity, as measured by average floor area ratio (FAR), is 0.106. This means that the average commercially-developed site has structures on it which account for 10.6% of the total land area of the site.

A floor area ratio of 0.106 is relatively low. In general, commercial development in suburban locations typically has a FAR of around 0.20, meaning that the buildings on the site occupy roughly 20% of the total site area. Staff believes that this low FAR is also reflective of an oversupply situation - commercially-zoned land is simply not valuable enough to be fully utilized.

We decided to carry our analysis further by examining developed commercial property with different building sizes and comparing that extent of development to population served utilizing common “rules of thumb” used by commercial developers in selecting locations to develop. For example, a small commercial store of 3,000 sq. ft. or less typically serves a population of 1,000 persons.

Table 2 illustrates our findings. Please note that we have attempted to be conservative in our estimates of population served by adjusting the number of buildings analyzed by category to reflect situations in which buildings of a certain size were not occupied by predominantly commercial uses (e.g., offices, government facilities, institutional uses, etc.). This adjustment is provided in the third column under the heading **Adjusted #**.

**Table 2. Existing Development – Population Served By Commercial Development Type – 2012**

<b>Building Size</b>	<b>#</b>	<b>Adjusted #</b>	<b>Population Served</b>
3,000 sq. ft. or less	1,568	941 (60%)	941,000
3,001 – 30,000 sq. ft.	1,668	1,251 (75%)	2,502,000
30,0001 – 90,000 sq. ft.	94	85 (90%)	680,000
90,001 – 200,000 sq. ft.	26	25 (95%)	1,300,000
>200,000 sq. ft.	11	11 (100%)	1,650,000

Please be aware that larger commercial buildings tend to draw from a regional population so it can be expected that such establishments would serve a population significantly larger than Fayetteville's 210,000 or so persons. Even so, the combined 2011 estimated population of Cumberland County and all the adjoining counties (Hoke, Moore, Harnett, Sampson, Bladen and Robeson) is 816,944 persons so even in these categories we appear to be oversupplied.

To check our assessment further, we reviewed the Town of Cary Land Use Plan that includes a “Land Supply and Demand Analysis.” The Town of Cary would be expected to be quite conservative (low) in estimating commercial land needs given the largely residential nature of the community. The Analysis used an estimate of 10.47 acres of commercial land per 1,000 persons to project future commercial land needs.

Using this methodology, Fayetteville has sufficient commercially-zoned land to serve 1,293,696 persons.

Finally, we were able to compare Fayetteville commercial development and zoning with that in the City of Raleigh; the results are displayed in Table 3 below.

<b>Category</b>	<b>Fayetteville</b>	<b>Raleigh</b>	
Population (2011 Census Est.)	203,945	416,468	
Existing Acres of Commercially-Zoned Land	13,545*	16,350**	6,926***
Acres per Capita	0.066	0.039	0.016
Floor Area Ratio of Suburban Commercial Development	0.106	0.185	Not Available
<b>NOTES:</b> For Fayetteville, * includes NC, LC & CC zoned property but not OI For Raleigh, ** includes property zoned for industry that allows commercial as well as property zoned as described in *** below (source: Raleigh Urban Design Center; ***includes property zoned both suburban retail and office (source: Raleigh 2030 Comprehensive Plan)			

Note that all of the above information represents a relatively-crude, informal analysis intended to provide basic information to identify whether an oversupply situation does or does not exist. If a more definitive assessment is desired, staff recommends hiring a consultant to perform such an analysis. However, this staff assessment appears sufficient to support the hypothesis that an oversupply situation exists.

**It should be emphasized that identification of a general oversupply situation does not mean that there is an oversupply at every location in Fayetteville. Corridor and area plans may identify areas underserved by commercial development and compelling cases for specific commercial rezonings can be made by property owners.**

This Future Land Use Policy Plan contains recommendations about how to address the oversupply of commercially-zoned land and the associated issues.

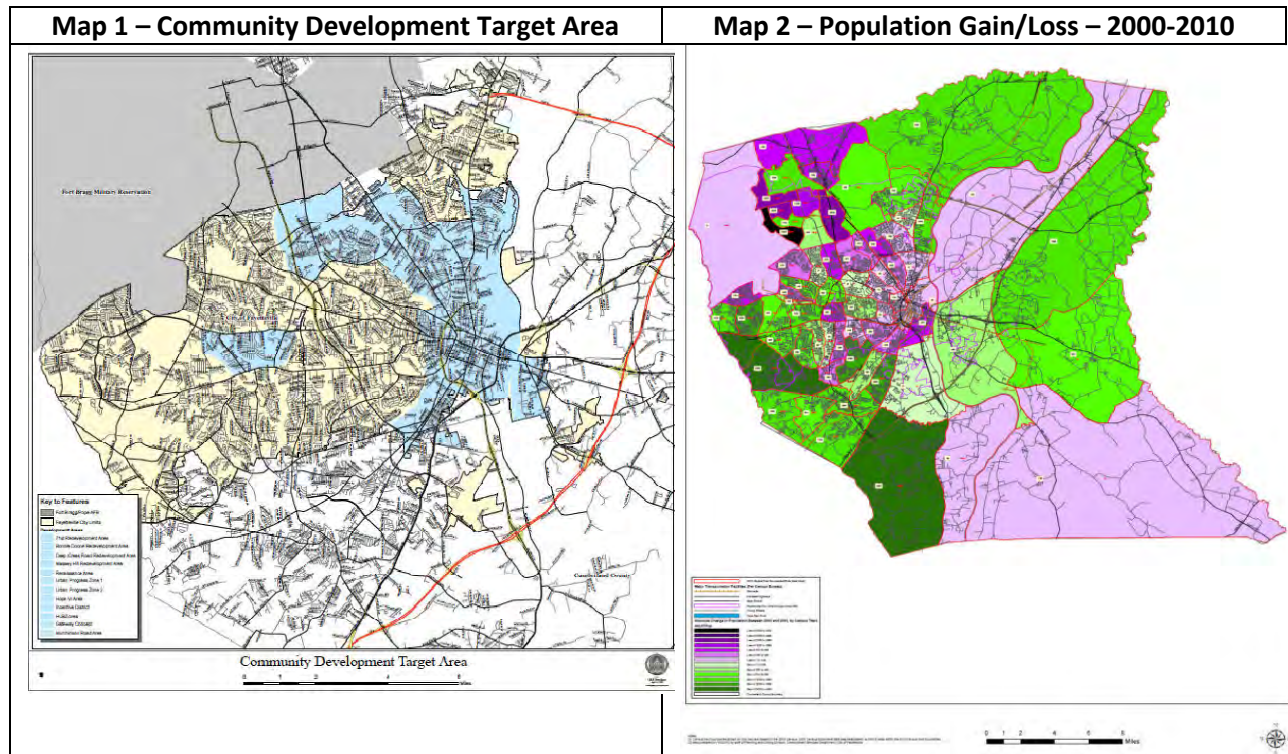
### **Revitalization of Blighted Neighborhoods**

A good deal of the work of the Housing and Code Enforcement Division and Community Development Department involves addressing the problem of blighted neighborhoods in our City. It can be argued that much of the work of the Police Department is also in response to blighted situations in Fayetteville.

Map 1 illustrates our Community Development Target Area – the area defined by the City as having conditions of blight.

Map 2 illustrates where neighborhoods lost population between the 2000 and 2010 census counts.

Even though these maps are at different scales, careful examination illustrates considerable overlap between population loss and blight. It seems that our population is fleeing blighted areas, even in a period of general City growth.



The City and its residents have invested a substantial amount of money establishing infrastructure and making investments in homes and businesses in these neighborhoods. Residents of these neighborhoods deserve to see their investments maintained in their communities free of blight. The City needs to make efficient and effective use of its infrastructure investments and to ensure an orderly social environment for its citizens.

Consequently, substantial and strategic efforts need to be made to revitalize these neighborhoods beyond simply enforcing minimum nuisance code standards and criminal laws.

This Future Land Use Policy Plan contains recommendations about how to address the revitalization of blighted neighborhoods.

## PURPOSE

The purpose behind developing the 2025 City of Fayetteville Land Use Plan Policies document is to establish policies which will focus growth management and redevelopment regulations and incentives, as well as establish the framework for the creation of a 2025 Future Land Use Map to replace the map associated with the 2010 Land Use Plan. These policies and this map will be used in concert to guide the future development of the City.

**2010 Land Use Plan.** The 2010 Land Use Plan has served the City of Fayetteville well but it no longer reflects either the current or future reality of development in our community. The Great Recession has altered financial models for development for the foreseeable future. Legislative action has limited the growth management tools available to the City. Expanding the customer base of the City's utility provider, the Public Works Commission, is becoming marginally more and more expensive because of lower density and lower intensity development along the fringes of the City.

These realities require a different focus than that contained in the 2010 Land Use Plan. It is critical that the community see these realities as opportunities as opposed to constraints. There are strong forces that limit the extent of expansion of the City's development, but there are equally strong forces which promote infill and redevelopment opportunities, allowing the City to grow within its existing borders.

The above analysis performed by the City's Planning Division has demonstrated a significant excess of commercially-zoned land within the existing corporate limits. As the analysis implies, this excess commercially-zoned land likely contributes to lower quality commercial development and a lower commercial rent and sales structure for property owners. This translates into an underperforming commercial tax base, underutilized and unattractive commercial development, and land uses which are incompatible with surrounding neighborhoods.

Commercial development alone cannot consume this excess. The staff analysis indicates that it will take many decades of growth to effectively and efficiently utilize existing commercially-zoned property. Consequently, the challenge is to determine how to utilize this land in a way which is fair to property owners, enhances the City's tax base, effectively utilizes existing infrastructure, and promotes a higher quality of life for existing and future residents of Fayetteville.

A separate analysis also performed by the City's Planning Division has identified an additional problem. A large number of residential neighborhoods throughout the City are in a state of continued decline, losing residents and structures through abandonment.

The City Housing and Code Enforcement Division does a fine job of addressing the housing and nuisance code compliance issues associated with this decline and the City Council has provided the necessary financial and regulatory tools to enhance compliance, including integrating the Police Department into the process through the RAMP program. However, code enforcement represents only one component of a comprehensive solution to dilapidation and blight. Positive action must be taken to turn these neighborhoods into vital, contributing places in our community.

The 2025 Land Use Plan contains policies which recognize the challenges Fayetteville faces and establish proactive responses to those challenges in a manner which is equitable to property owners, compatible with neighborhoods, consistent with sound fiscal management, and efficient in utilizing available infrastructure and public services.

These policies are guided by two overarching goals:

- A. Efficient use of commercially-zoned land.
- B. Proactive reclamation of blighted neighborhoods.

In addition to forwarding these key goals, the Land Use Plan establishes general land use policies for other types of development.

# 2025 Future Land Use Plan Policies

## Policy Group A - Efficient Use of Commercially-Zoned Land

### Policy A-1. Avoid a net increase in the total amount of commercially-zoned land.

As the commercial land use analysis in the Background section of this report has indicated, the City of Fayetteville has sufficient commercially-zoned land to meet the needs of a municipality containing a significantly larger population. Absent some currently-unidentified external driver, it is unlikely that Fayetteville will reach a population necessary to consume this land for decades to come. Consequently, from the perspective of ensuring efficient use of commercially-zoned land, it is critical that there not be a net increase in land zoned for commercial purposes.

It must be clarified this policy does not mean that no additional land should be zoned for commercial purposes. **It is important that commercially-zoned property be in the right location.** Consequently, this policy implies that if additional land is placed in the commercial zoning, other less well-suited property should be placed in industrial, residential, agricultural, or conservation zoning so that there is no net increase beyond the current 13,545 acres that are already commercially-zoned.

**Objective A-1.1. Strongly encourage the use of conditional rezoning for new commercial zoning applications to minimize speculative and/or other non-specific rezoning requests.**

**Objective A-1.2. In concert with Objectives A-1.1 and A-3.4, strongly encourage the use of conditional rezoning for new multifamily zoning applications to minimize speculative and/or other non-specific rezoning requests.**

**Objective A-1.3. Identify areas that are commercially-zoned which might be better suited to other zoning districts and contact property owners to discuss voluntary rezoning that will be staff-initiated at the consent of the owners.**

### Policy A-2. Utilize corridor and area plans to optimally locate commercially-zoned areas.

Fayetteville has commissioned a significant number of corridor and area plans that should be used to guide the future development of specific areas of the community. Land use policies established in these plans provide the opportunity to optimally locate commercial development in these specific areas. The 2025 Future Land Use Map should incorporate the land use guidance established in these plans, particularly with regard to commercial development.

### Policy A-3. In areas not covered by corridor or area plans, commercial land uses should be located in accordance with the following objectives.

**Objective A-3.1. A regional retail activity center shall be designated along Glensford Road between Morganton Road and Clifffdale Road for the purpose of establishing a major regional commercial node.** This designation should be supported by follow-up planning intended to establish use focus, regional parking, transit access, a collector street network, and internal connectivity between major land uses.

**Objective A-3.2. Incremental extension of commercial zoning along major and minor arterials and collectors streets shall be discouraged.**

**Objective A-3.3. Major institutional and industrial development shall be supported by commercial land uses that complement the shopping and dining needs of these major employment centers.**

**Objective A-3.4. Existing commercial zoning districts shall be evaluated to determine if the range and intensity of land uses provided in these districts should be expanded in order to support existing commercial land uses, provide for effective utilization of commercially-zoned property, and to minimize neighborhood encroachment.** In particular, promoting mixed-use development and increasing multifamily density in existing commercially-zoned areas should be considered as measures to provide residential development that will enhance the success of commercially-zoned areas.

**Objective A-3.5. Existing commercial zoning districts shall be evaluated to ensure that land uses that support existing residential development are promoted and incompatible land uses are discouraged.**

**Policy A-4. Evaluate and apply available incentives to promote a broader range of focus uses and redevelopment activities to encourage greater utilization of existing commercially-zoned property.** The City's business incentive program can be broadened to promote place-making and redevelopment uses and activities.

## **Policy Group B - Proactive Reclamation of Blighted Neighborhoods.**

**Policy B-1. Identify and map blighted neighborhoods.** Measures shall be developed to identify and map blighted neighborhoods and neighborhoods in danger of becoming blighted. These neighborhoods shall be specifically designated on the 2025 Future Land Use Plan Map.

**Policy B-2. Utilize a range of redevelopment tools to reduce blighting influences and revitalize blighted neighborhoods.** Community development block grant funding, proactive policing and code enforcement, land use incentives including density bonuses, capital improvement programming, land banking, redevelopment area designation and other redevelopment tools shall be considered for use in blighted neighborhoods and neighborhoods in danger of becoming blighted.

**Policy B-3. Utilize zoning to promote revitalization of blighted neighborhoods and neighborhoods in danger of becoming blighted by ensuring land use compatibility, including the prohibition of land uses which have been identified as promoting blight by attracting criminal elements and/or enhancing social disorder.**

## **Policy Group C – General Land Use Policies.**

**Policy C-1. Identify and designate on the 2025 Future Land Use Plan Map areas in the following categories, utilizing overlay zoning, capital improvement programming or other methods to preserve and complement their unique characteristics.**

- **Retail activity centers** - areas containing at least 300 acres which support a variety of major regional shopping centers such as the Cross Creek Mall/Glensford Road area.
- **Employment centers** - areas containing at least 50 acres which support employment intensity such as the warehouse/light industrial area south of Downtown Fayetteville, the Military Business Park, and the future Veterans Administration facility on Raeford Road.
- **Tourist accommodation centers** - areas containing at least 100 acres which have a substantial concentration of tourist accommodation uses.
- **Gateway corridors** - areas designated as gateways by the City Council.
- **Historically significant areas** - areas having local or national historic designation, including landmark structures.
- **Areas of particular environmental significance** - areas containing 50 or more acres of environmentally significant land such as areas immediately surrounding the Cape Fear River.

**Policy C-2. Ensure compatibility between land uses, with preference being given to existing residential neighborhoods.**

**Policy C-3. Promote the protection of key environmental features and enhance the compatibility between the environment and land development.**

**Policy C-4. Support the continued vitality of Fayetteville Regional Airport, Fort Bragg and Pope Army Air Field by maximizing land use compatibility with airport and military operations.**

**Policy C-5. Link future land use with transportation planning.**

**Objective C-5.1. Provide for higher density residential development along transit routes.**

**Objective C-5.2. Accommodate existing transportation plans in the land use pattern established on the 2025 Future Land Use Plan Map.**

**Objective C-5.3. Continue to support and enhance multimodal transportation opportunities.**

**Objective C-5.4. Prepare a collector street plan and adjust the 2025 Future Land Use Plan Map and City development regulations to accommodate its findings.**

**Policy C-6. Coordinate future land use with existing and planned water and sewer infrastructure by ensuring that infrastructure planning supports the development type and intensity established on the 2025 Land Use Plan Map.**

**Policy C-7. Examine densities allowed in existing multifamily and commercial districts and make adjustments necessary to promote increased intensity of multifamily development in areas appropriate for such development.**



# Strategic Future Land Use Planning



City of  
*Fayetteville*  
North Carolina

# Plans

- **2010 Future Land Use Plan – 1996**
- 2030 Plan – 2008
- Murchison Road Corridor Plan - 2008
- Ramsey Street Corridor Plan – 2009
- Hospital Area Overlay Plan – 2010
- Unified Development Ordinance – 2010, 2011
- Bragg Blvd. Corridor Plan - 2012
- Renaissance Plan Update – Underway; 2013



# Critical Land Use Issues



- **Oversupply of Commercial Land**
- **Revitalizing Neighborhoods**



# Oversupply



## Developed, Underdeveloped and Vacant Commercially-Zoned Land – 2012

<b>Commercially-Zoned Land</b>	<b>Acreage</b>
Developed	3,357 acres
Underdeveloped	2,485 acres
Vacant	7,703 acres
<b>Total</b>	<b>13,545 acres</b>



# Oversupply



	<b>Fayetteville</b>	<b>Raleigh</b>
Population (2011 Census Est.)	203,945	416,468
Existing Acres of Commercially-Zoned Land	13,545	16,350
Acres per Capita	0.066	0.039
Floor Area Ratio	0.106	0.185



# Oversupply



	Fayetteville	Raleigh
Population (2011 Census Est.)	203,945	416,468
Existing Acres of <u>Suburban</u> Commercially-Zoned Land	13,545	6,926
Acres per Capita	0.066	0.016



# Oversupply



**Population Able to be Served by Commercially-Zoned Land in Fayetteville**

**1,293,696 persons**



# Oversupply



## Population Able to be Served by Commercially-Zoned Land in Fayetteville

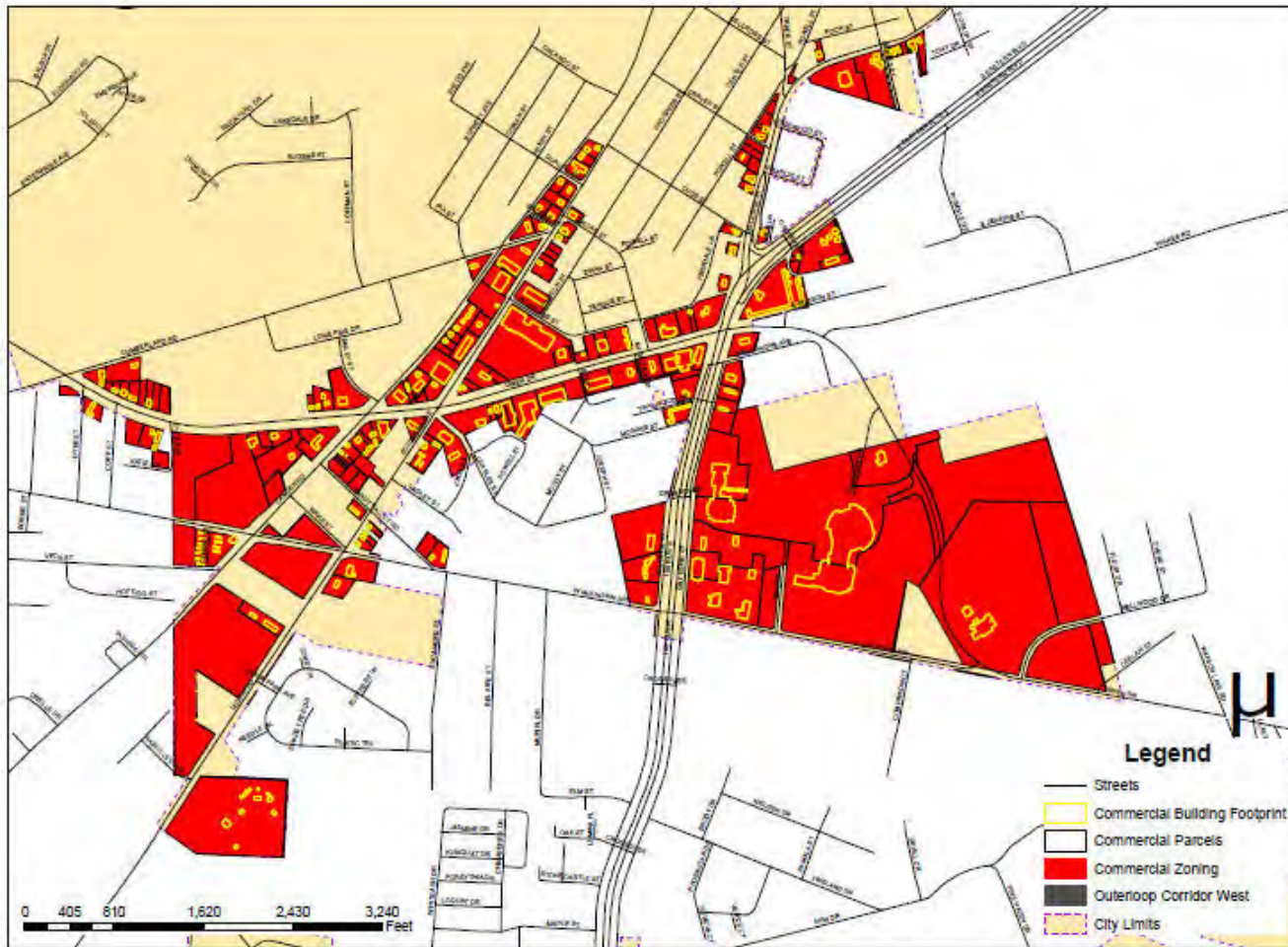
Building Size Category	Population Served
3,000 sf or less	941,000
3,001-30,000 sf	2,502,000
30,001-90,000 sf	680,000
90,001-200,000 sf	1,300,000
>200,000 sf	1,650,000



# Oversupply

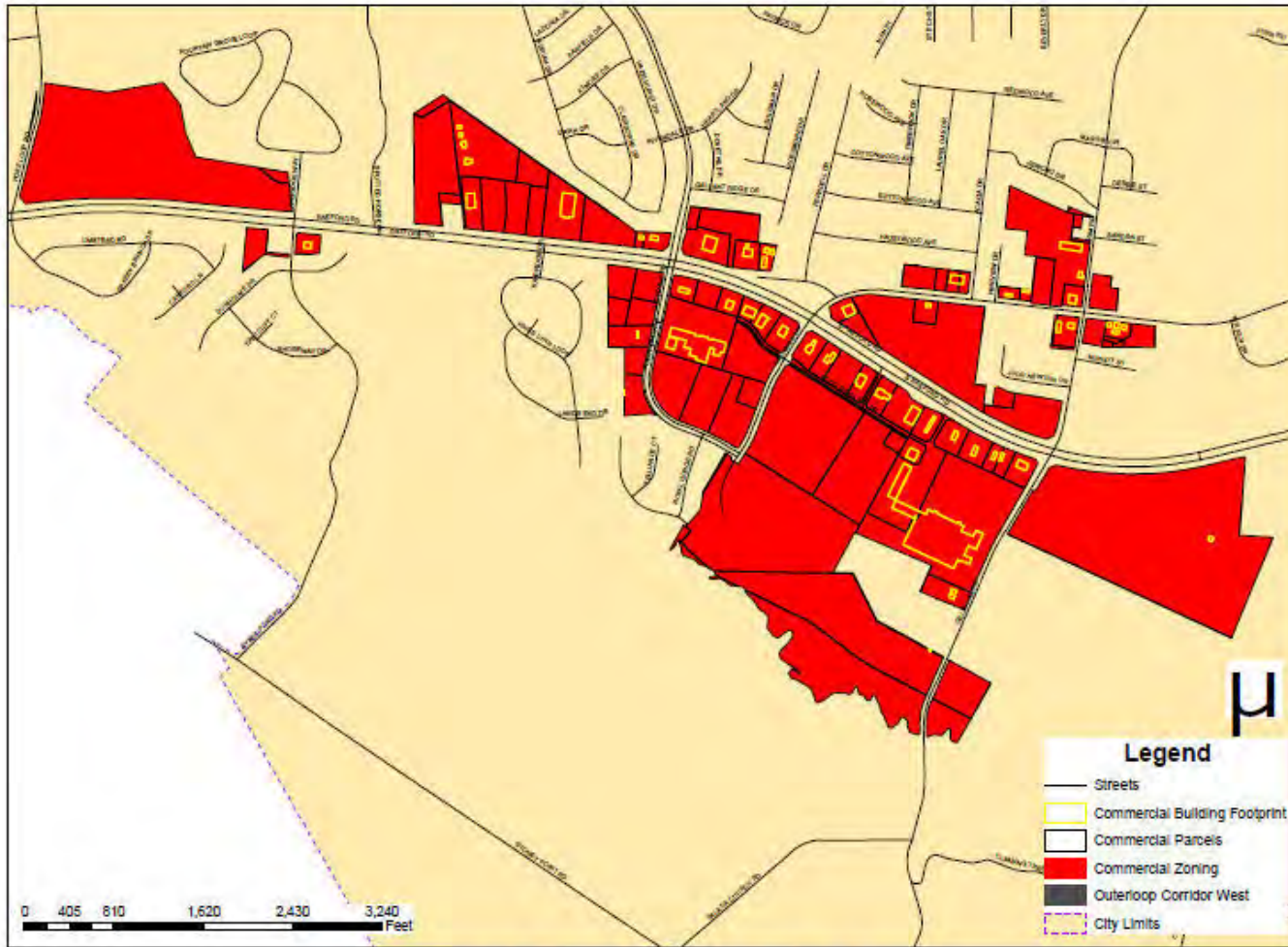


# Oversupply



Owen Drive/I95 Business

# Oversupply



Raeford Road/Cliffdale Road

## Issues

### Underutilized Property

- Used Car Lots
- Convenience Stores,  
Tobacco Shops
- Storefront Churches
- Internet Cafes
- Mini-Storage



## Issues

- Low Commercial Rents
- Property Maintenance
- Tax Base
- Sprawl - Inefficient Use of Infrastructure
- Downtown



## Issues

- Low Commercial Rents
- Property Maintenance
- Tax Base
- Sprawl - Inefficient Use of Infrastructure
- **Downtown**

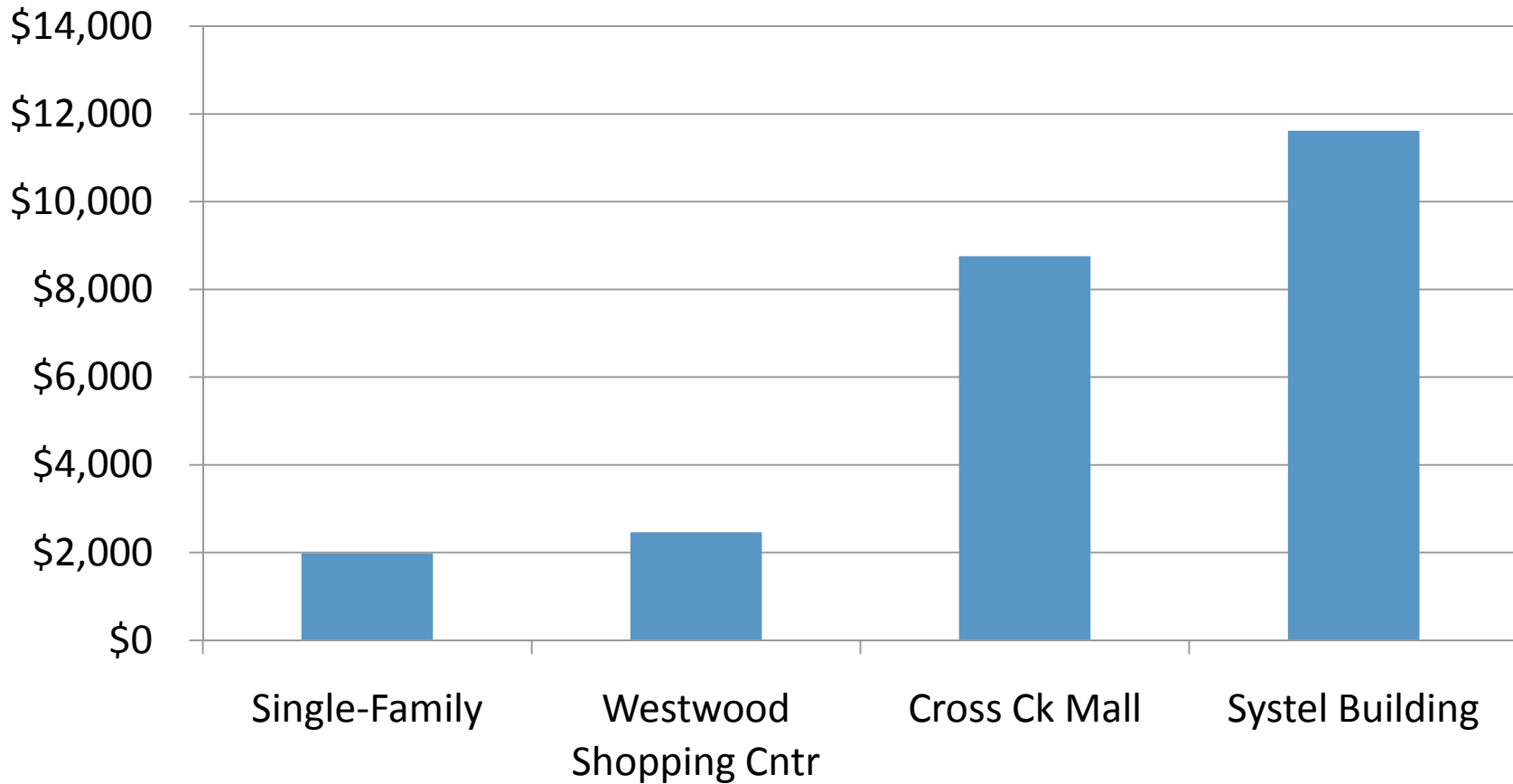




# Oversupply



Property Taxes Per Acre

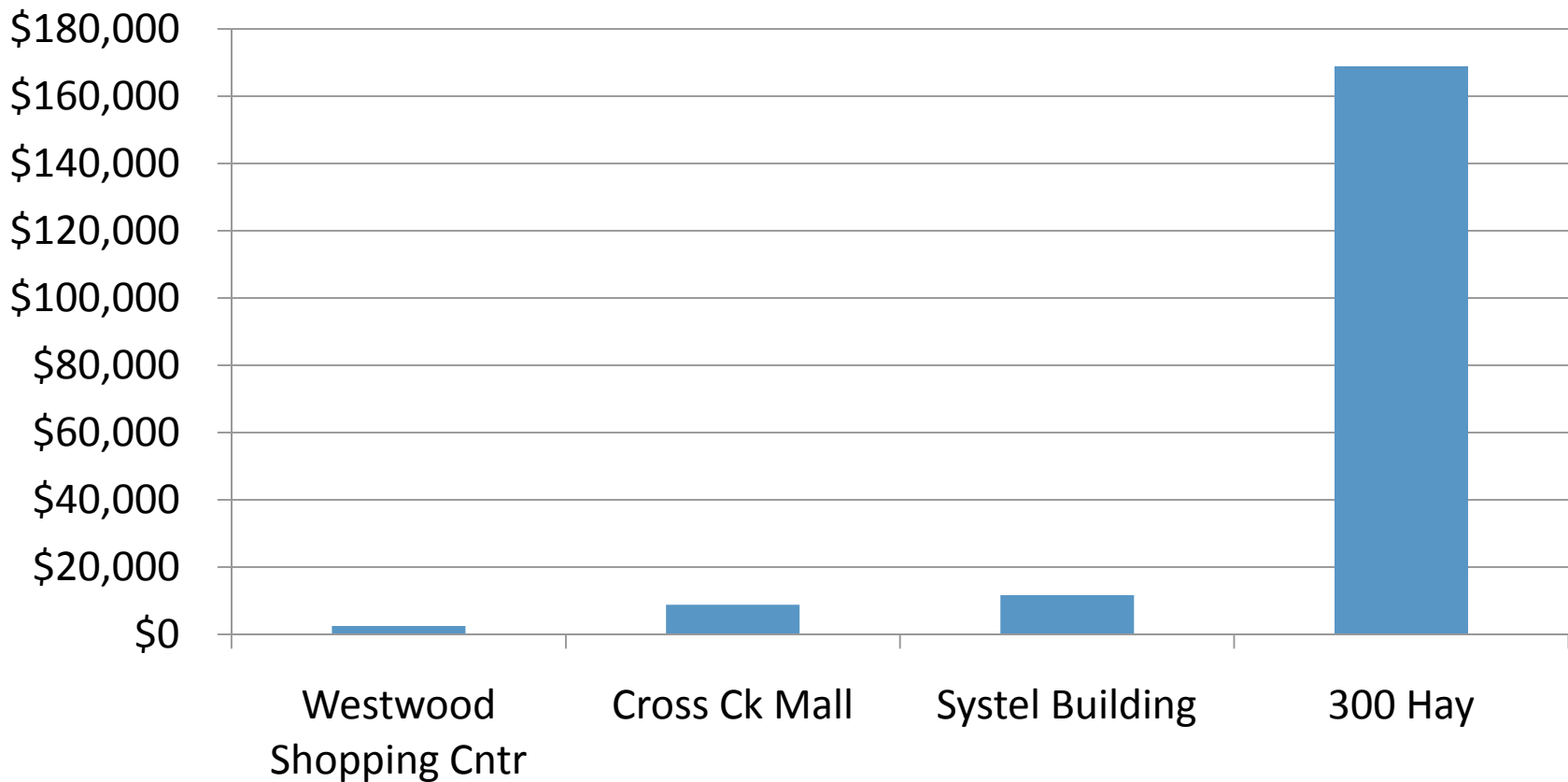




# Oversupply



### Property Taxes Per Acre







# Policy Plan - Oversupply



- **Avoid a net increase** in the total amount of commercially-zoned land.
- Utilize corridor and area plans to **optimally locate commercially-zoned areas.**
- **Discourage incremental extension** of commercial zoning along major and minor arterials and collector streets.

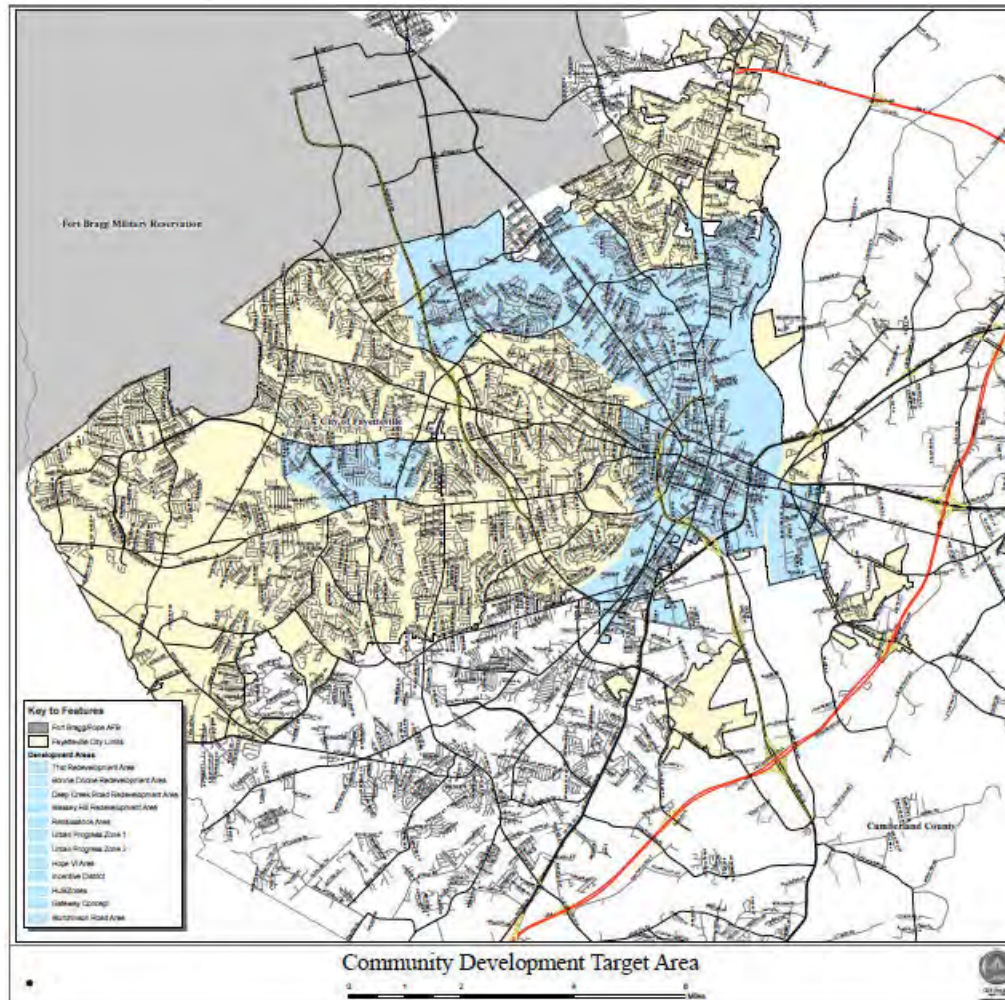


# Policy Plan - Oversupply



- **Support major institutional and industrial development** with commercial land uses that supply shopping and dining needs.
- Evaluate the **range and intensity of uses allowed** in existing commercial zoning districts for effectiveness.
- Evaluate existing commercial zoning districts' ability to support and **complement existing residential development.**

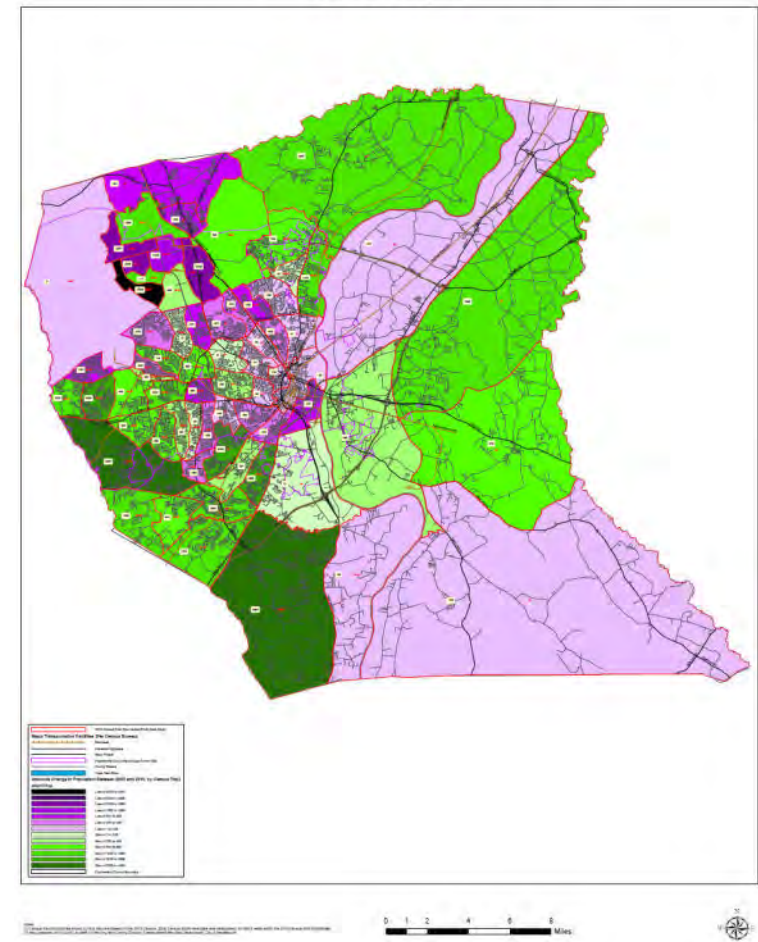
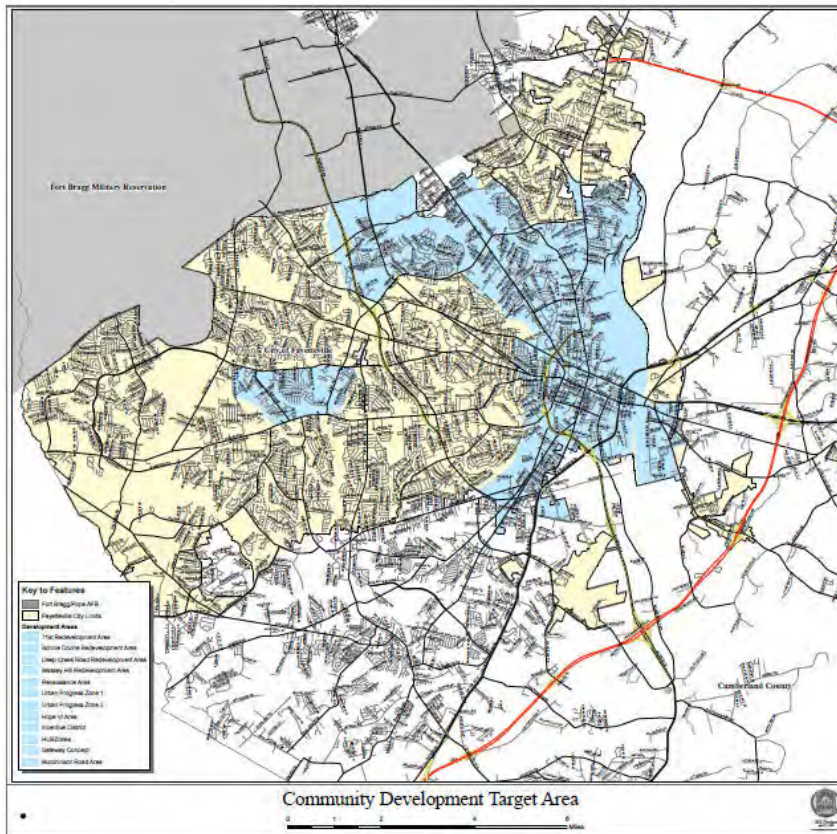
# Revitalized Neighborhoods



# Revitalized Neighborhoods



Absolute Change in Total Population Between 2000 and 2010, by Census Tract, Cumberland County, NC



# Revitalized Neighborhoods



## Issues

- Maintenance & Reinvestment
- Crime
- Blight
- Underutilized Infrastructure





# Policy Plan - Revitalized Neighborhoods



- **Identify and map** blighted neighborhoods.
- **Utilize zoning to promote revitalization** of blighted neighborhoods and neighborhoods in danger of becoming blighted by **ensuring land use compatibility**, including the prohibition of land uses which have been identified as promoting blight by attracting criminal elements and/or enhancing social disorder.



# Policy Plan - Revitalized Neighborhoods



**Utilize a comprehensive range of redevelopment tools** to reduce blighting influences and revitalize blighted neighborhoods.

- Community development block grant funding
- Proactive policing and code enforcement
- Land use incentives including density bonuses
- Capital improvement programming
- Land banking
- Redevelopment area designation



## Continue to “Placemake”

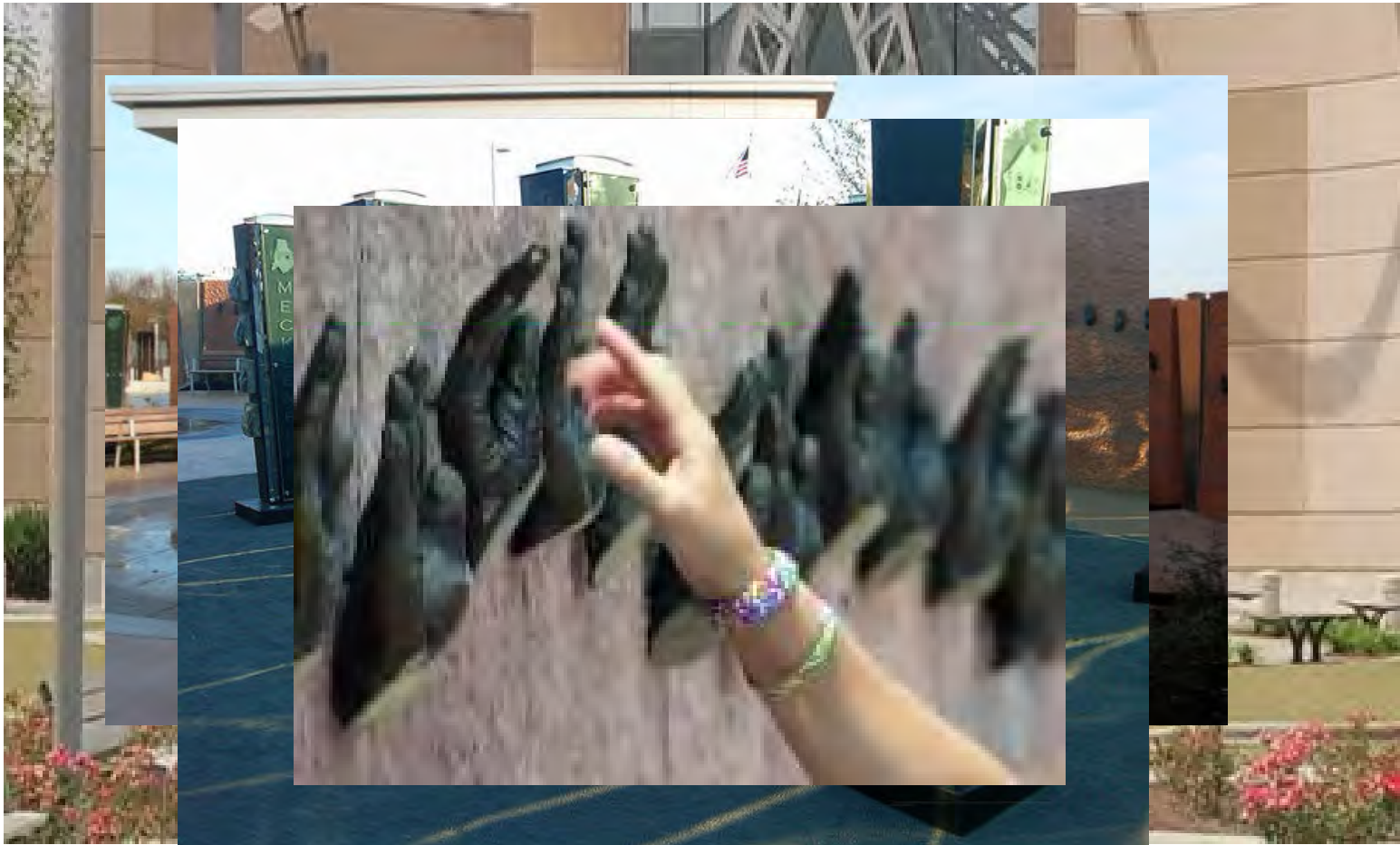


While we suggest the need for a strategic focus, we need to continue to raise the bar for community development:

- Good development standards
- Support for amenities
- Incentives for redevelopment



# Placemaking - Places



# Placemaking – City Developments





## Policy Plan – Next Steps



- Authorize staff to proceed with developing strategic policies to guide future development for Council consideration using staff resources.
- The attached draft policy document will be used to help direct board and citizen input.
- Timeline:
  - Future Land Use Policy Plan – Late 2013
  - Future Land Use Map – Mid 2014



*City of*  
**Fayetteville**  
*North Carolina*

The City of Fayetteville, North Carolina does not discriminate on the basis of race, sex, color, age, national origin, religion, or disability in its employment opportunities, programs, services, or activities.

[www.cityoffayetteville.org](http://www.cityoffayetteville.org)

[www.facebook.com/cityoffayettevillegovernment](https://www.facebook.com/cityoffayettevillegovernment)

Twitter @CityOfFayNC



**CITY COUNCIL ACTION MEMO**

**TO:** Mayor and Members of the City Council  
**FROM:** Pamela Megill, City Clerk  
**DATE:** April 22, 2013  
**RE:** **Monthly Statement of Taxes for March 2013**

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**THE QUESTION:**

**RELATIONSHIP TO STRATEGIC PLAN:**

**BACKGROUND:**

**ISSUES:**

**BUDGET IMPACT:**

**OPTIONS:**

**RECOMMENDED ACTION:**

**ATTACHMENTS:**

Tax Statement - March 2013



CUMBERLAND  
★ COUNTY ★  
NORTH CAROLINA

OFFICE OF THE TAX ADMINISTRATOR

117 Dick Street, 5<sup>th</sup> Floor, New Courthouse • PO Box 449 • Fayetteville, North Carolina • 28302  
Phone: 910-678-7507 • Fax: 910-678-7582 • [www.co.cumberland.nc.us](http://www.co.cumberland.nc.us)

MEMORANDUM

To: Pamela Megill, Fayetteville City Clerk

From: Aaron Donaldson, Tax Administrator *AD*

Date: April 1, 2013

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 March 2013. 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 questions regarding this report, please contact Catherine Carter at 678-7587.

AD/cc  
Attachment

*Celebrating Our Past...Embracing Our Future*

EASTOVER - FALCON - FAYETTEVILLE - GODWIN - HOPE MILLS - LINDEN - SPRING LAKE - STEDMAN - WADE



## FAYETTEVILLE MACC LEDGER

2002-2012

MARCH 2013

2012 FAY RECYCLE FEE	2012 ANNEX	2011 CC	2011 VEHICLE	2011 CC REVIT	2011 VEH REVIT	2011 FVT	2011 TRANSIT	2011 STORM WATER	2011 FAY STORM WATER	2011 FAY RECYCLE FEE	2011 ANNEX
3,636.37	0.00	1,017.46	4,314.85	0.00	0.00	626.37	626.38	69.53	139.07	144.18	0.00
3,593.27	0.00	787.10	3,163.22	0.00	0.00	527.32	527.32	17.21	34.42	70.98	0.00
1,772.53	0.00	211.96	2,186.95	0.00	0.00	351.33	351.33	0.00	0.00	0.00	0.00
2,128.48	0.00	255.74	2,086.19	0.00	0.00	371.79	371.79	16.86	33.72	53.40	0.00
1,262.20	0.00	17.83	2,797.58	0.00	0.00	348.08	348.10	0.00	0.00	0.00	0.00
1,549.11	0.00	168.95	2,659.51	0.00	0.00	419.55	419.55	4.77	9.53	15.09	0.00
1,447.60	0.00	347.25	3,023.69	0.00	1.60	475.03	475.03	24.00	48.00	38.00	0.00
1,304.53	0.00	321.88	1,393.62	0.00	0.00	260.00	260.00	24.00	48.00	0.00	0.00
1,860.58	0.00	36.88	1,094.63	0.00	0.00	270.00	270.00	0.00	0.00	0.00	0.00
1,008.78	0.00	1,235.65	2,177.59	0.00	0.00	390.30	390.31	24.00	48.00	76.00	0.00
1,682.12	0.00	725.07	4,132.48	0.00	0.00	625.00	625.00	25.92	51.84	82.09	0.00
1,827.38	0.00	119.24	1,831.64	0.00	0.00	310.00	310.00	0.00	0.00	0.00	0.00
691.61	0.00	1,533.38	1,192.83	1.13	0.00	236.72	236.71	40.91	81.84	129.57	0.00
888.35	0.00	97.88	1,305.72	0.00	0.00	250.08	250.08	0.00	0.00	0.00	0.00
1,383.09	0.00	342.64	1,548.38	0.00	0.00	215.19	215.19	0.27	0.54	0.85	0.00
1,286.37	0.00	484.48	1,687.96	0.00	0.00	235.00	235.00	12.00	24.00	38.00	0.00
1,918.71	0.00	923.18	1,056.41	0.00	0.00	160.67	160.66	108.00	216.00	0.00	0.00
967.68	0.00	1,449.42	489.01	0.00	0.00	85.00	85.00	12.00	24.00	38.00	0.00
1,205.38	0.00	1,434.00	773.73	0.00	0.00	115.00	115.00	48.00	96.00	152.00	0.00
1,775.87	0.00	972.68	1,116.24	0.00	0.00	166.22	166.22	12.00	24.00	38.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33,190.01	0.00	12,482.67	40,032.23	1.13	1.60	6,438.65	6,438.67	439.47	878.96	876.16	0.00



FAYETTEVILLE MACC LEDGER

MARCH 2013

2002-2012

2010 CC	2010 VEHICLE	2010 CC REVIT	2010 VEHICLE REVIT	2010 FVT	2010 TRANSIT	2010 STORM WATER	2010 FAY STORM WATER	2010 FAY RECYCLE FEE	2010 ANNEX	2009 CC	2009 VEHICLE	2009 CC REVIT
22.95	429.56	0.00	0.00	75.00	75.00	0.00	0.00	0.00	0.00	24.35	294.98	0.00
82.77	408.03	0.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	209.91	0.00
130.44	102.40	0.00	0.00	14.50	14.51	0.00	0.00	0.00	0.00	0.00	79.09	0.00
32.66	114.86	0.00	0.00	45.00	45.00	0.00	0.00	0.00	0.00	12.46	29.07	0.00
0.00	30.56	0.00	0.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	52.68	0.00
0.00	46.72	0.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	99.90	0.00
336.97	360.27	0.00	0.00	55.00	55.00	0.00	0.00	0.00	0.00	0.00	311.56	0.00
15.68	27.82	0.00	0.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	5.59	0.00
47.72	(188.81)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(155.45)	0.00
473.94	72.77	0.00	0.00	30.00	30.00	12.00	24.00	38.00	0.00	0.00	0.00	0.00
227.31	33.73	0.00	0.00	15.00	15.00	12.00	24.00	38.00	0.00	185.23	0.00	0.00
71.73	41.23	0.00	0.00	39.06	39.06	0.00	0.00	0.00	0.00	0.00	18.67	0.00
847.65	19.15	0.00	0.00	10.00	10.00	40.21	80.43	127.34	0.00	313.73	0.00	0.00
6.71	34.97	0.00	0.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	5.83	0.00
116.14	72.82	0.00	0.00	13.26	13.27	0.00	0.00	0.00	0.00	0.00	163.81	0.00
77.66	82.53	0.00	0.00	20.00	20.00	0.00	0.00	0.00	0.00	143.05	73.83	0.00
161.10	88.27	0.00	0.00	20.00	20.00	31.61	63.22	100.10	0.00	0.00	13.52	0.00
871.79	28.09	0.00	0.00	10.00	10.00	0.00	0.00	0.00	0.00	3.19	0.00	0.00
127.79	28.83	0.00	0.00	10.00	10.00	12.00	24.00	38.00	0.00	84.27	41.51	0.00
359.07	70.90	0.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	83.74	71.55	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	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	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	0.00
4,010.08	1,904.70	0.00	0.00	501.82	501.84	107.82	215.65	341.44	0.00	850.02	1,316.05	0.00

FAYETTEVILLE MACC LEDGER  
2002-2012

2009 VEH REVIT	2009 FVT	2009 TRANSIT	2009 STORM WATER	2009 STORM WATER	2009 FAY STORM WATER	2009 FAY RECYCLE	2009 ANNEX	2008 & PRIOR CC	2008 & PRIOR VEH	2008 & PRIOR REVIT	2008 & PRIOR VEH REVIT	2008 & PRIOR FVT	2008 & PRIOR TRANSIT
0.00	65.00	65.00	0.00	0.00	0.00	0.00	0.00	2.32	711.65	0.00	0.00	132.82	20.00
0.00	26.64	26.65	0.00	0.00	0.00	0.00	0.00	0.00	597.54	0.00	0.00	79.04	22.11
0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	7.25	119.23	0.00	0.00	30.82	5.00
0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	11.89	69.04	0.00	0.00	15.00	5.00
0.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	12.77	41.80	0.00	0.00	15.00	5.00
0.00	15.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	48.31	0.00	0.00	20.00	0.00
0.00	75.31	75.30	0.00	0.00	0.00	0.00	0.00	102.13	762.89	0.00	0.00	150.00	35.00
0.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	19.88	9.96	0.00	0.00	5.00	0.00
0.00	(10.00)	(10.00)	0.00	0.00	0.00	0.00	0.00	2.93	51.75	0.00	0.00	15.00	5.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.21	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	12.00	12.00	24.00	38.00	0.00	1,056.67	137.76	4.56	0.00	50.00	10.00
0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	0.17	98.93	0.00	0.00	35.14	10.00
0.00	0.00	0.00	12.00	12.00	24.00	38.00	0.00	0.00	103.12	0.00	0.00	15.00	5.00
0.00	9.66	9.66	0.00	0.00	0.00	0.00	0.00	0.00	33.39	0.00	0.00	30.00	5.00
0.00	32.70	32.70	0.00	0.00	0.00	0.00	0.00	85.52	440.65	0.00	0.00	63.36	8.36
0.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	116.21	228.53	0.00	0.00	50.00	10.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.01	0.00	0.00	43.08	5.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.58	88.90	0.00	0.00	15.00	0.00
0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	0.58	21.61	0.00	0.00	15.00	0.00
0.00	15.00	15.00	0.00	0.00	0.00	0.00	0.00	22.30	63.56	0.00	0.00	20.00	10.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	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	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	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	0.00	0.00	0.00	0.00	0.00	0.00
0.00	314.31	314.31	24.00	24.00	48.00	76.00	0.00	1,462.41	3,716.63	4.56	0.00	799.26	160.47

FAYETTEVILLE MACC LEDGER  
2002-2012

MARCH 2013

2008 & PRIOR STORM WATER	2008 & PRIOR FAY STORM WATER	2008 & PRIOR FAY RECYCLE FEE	2008 & PRIOR ANNEX	INTEREST	REVIT INTEREST	STORM WATER INTEREST	FAY STORM WATER INTEREST	ANNEX INTEREST	FAY RECYCLE INTEREST	FAY TRANSIT INTEREST	TOTAL TAX & INTEREST
0.00	0.00	0.00	4.96	3,523.16	3.92	49.50	98.97	2.37	142.20	160.87	89,114.04
0.00	0.00	0.00	0.00	3,781.28	0.00	76.84	146.59	0.00	118.20	146.83	125,820.07
0.00	0.00	0.00	0.00	1,795.15	0.00	17.30	34.56	0.00	61.15	76.32	48,921.84
7.65	15.29	26.76	0.00	2,213.95	0.64	34.99	69.97	0.00	92.16	83.22	77,909.55
0.00	0.00	0.00	0.00	1,443.34	14.94	17.40	34.81	0.00	43.69	84.41	62,498.22
0.00	0.00	0.00	0.00	1,168.86	(1.62)	9.22	18.43	0.00	53.20	86.94	44,851.67
0.00	0.00	0.00	0.00	3,066.74	12.11	30.73	61.45	0.00	54.73	163.82	99,945.57
0.00	0.00	0.00	0.00	1,164.54	0.00	24.49	48.97	0.00	45.31	63.25	40,389.59
0.00	0.00	0.00	0.00	1,071.03	0.81	23.76	47.52	0.00	65.75	64.63	23,558.43
0.00	0.00	0.00	0.00	2,284.29	0.33	34.23	68.46	0.00	59.38	77.01	55,353.26
84.00	48.00	42.00	0.00	2,661.67	2.61	92.01	92.53	0.00	107.07	117.21	68,858.92
0.00	0.00	0.00	0.00	2,882.82	8.06	76.42	152.83	0.00	63.77	96.25	109,349.89
0.00	0.00	0.00	0.00	1,937.61	0.17	47.34	94.67	0.00	80.76	50.64	59,094.44
0.00	0.00	0.00	0.00	936.70	1.73	11.76	23.52	0.00	30.59	58.08	30,863.46
0.00	0.00	0.00	0.00	1,682.76	0.76	23.64	47.27	0.00	48.55	64.52	47,130.94
0.00	0.00	0.00	0.00	1,840.62	4.46	29.33	58.67	0.00	48.37	63.40	45,684.51
0.00	0.00	0.00	0.00	2,139.02	0.23	63.73	127.48	0.00	85.76	55.44	84,930.54
0.00	0.00	0.00	0.00	1,343.51	0.06	28.14	56.29	0.00	37.26	32.90	43,482.44
0.00	0.00	0.00	33.10	1,211.26	1.30	26.64	53.29	4.19	61.76	41.41	36,737.64
0.00	0.00	0.00	0.00	1,804.70	0.59	33.18	66.36	0.00	74.50	61.98	76,175.81
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	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	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91.65	63.29	68.76	38.06	39,953.01	51.10	750.65	1,402.64	6.56	1,374.16	1,649.13	1,270,670.83