



Economic and Community Development
2018-2019 One Year Action Plan (Draft)

Public Comment Period

March 27 – April 26, 2018

433 Hay Street
Fayetteville, NC 28301
(910) 433-1590
www.fayettevilleNC.gov

Executive Summary

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

1. Introduction

The City of Fayetteville's 2018-2019 Annual Action Plan is a comprehensive plan that addresses the City's needs in the areas of decent affordable housing, economic opportunities, and suitable living environments. The plan contains goals, measurable objectives, descriptions 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 annual action plan constitutes the fifth annual plan of the 2015-2019 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 Economic and 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 that result in job opportunities for low to moderate income persons and the expansion of the tax base.

Jurisdictions that receive Community Block Development Grants (CBDG) and Home Investment Partnership Grants (HOME) from the US Department of Housing and Urban Development (HUD) are required to develop an Annual Action Plan per HUD regulation CFR 24, Part 91.

2. Summarize the objectives and outcomes identified in the Plan

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

The City of Fayetteville has identified goals and objectives to address the City's priority needs. Programs and projects have been designed to carry out the goals and objectives as identified below. These activities are also consistent with HUD's national objectives and outcomes.

The 2018-2019 Annual Action Plan focuses on the three goals outlined below:

Goal 1: Decent Affordable Housing: Provide decent, safe and affordable housing to improve the quality of lives, households, neighborhoods and community stability.

- Objective 1.1: Preserve, improve and expand the supply of affordable housing for low to moderate-income homeowners and renters.
- Objective 1.2: Increase homeownership opportunities.
- Objective 1.3: Create suitable living environments that promote access to quality housing, elimination of blight and the acquisition of land for future affordable housing.

Goal 2: **Suitable Living Environments:** Create environments that promote neighborhood improvement, eliminate slum and blight, increase accessibility and support the homeless.

- Objective 2.1: Provide support to the City’s efforts to extend water and sewer to newly annexed areas, pave remaining streets and various community improvements.
- Objective 2.2: Support homeless programs and service providers to reduce the number of homeless while increasing their independence and self-sufficiency.
- Objective 2.3: Provide programs that eliminate slum and blight and increase the appearance of neighborhoods.

Goal 3: **Economic Opportunities:** Create community investment programs designed to support entrepreneurship, economic empowerment, retention of businesses and job creation opportunities.

- Objective 3.1: Provide loan and grant programs to support the development and expansion of small businesses.
- Objective 3.2: Create job opportunities through entrepreneurship training, job skills training and the coordination of community resources.

The Annual Action Plan further identifies programs that will meet the needs of the City of Fayetteville. Community needs were identified in the 5-Year Strategic Plan, but are expanded annually through community meetings and public hearings. The City of Fayetteville is committed to using the Community Development Block Grant and the Home Investment Partnership Program funds to assist in improving the lives of low to moderate income individuals and families of Fayetteville.

3. Evaluation of past performance

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

The City of Fayetteville has effective programs in place to address the three identified goals. Annually, the City analyzes the effectiveness of its programs and makes improvements to effectively carry out the identified goals and objectives. The City’s Consolidated Annual Performance Evaluation Report (CAPER) is utilized as a tool to comprehensively review programs and progress and to inform citizens on

the use of the City's Economic and Community Development Department's entitlement funds and its impact within the community.

This past year's CAPER identified Fayetteville as having exceeded the primary objective of its CDBG expenditures benefiting low/moderate income residents. Fayetteville's CDBG activities meet the three national objectives. The City is also under the cap of planning and administrative cost to carry out its programs and activities. CDBG regulations require grantees to disburse funds timely. The City met the spending requirement for the program in a timely manner and has also met the requirement for this year. The City of Fayetteville has an effective system to monitor its subrecipients that use federal funds on the City's behalf.

This past year's CAPER also identified Fayetteville as having exceeded its goal in providing rehabilitation to homeowner's housing. Fayetteville's HOME activities also met this program's national objectives.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Fayetteville's economic and community development planning process is designed to encourage maximum citizen participation and input in the development of the annual action plan. City staff scheduled six citizen participation meetings in locations throughout the City with five actually conducted. The meeting scheduled at Mt. Olive Missionary Baptist Church was cancelled due to inclement weather conditions. 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 via direct mailings, on the City's website and the local newspaper. The following meetings were scheduled:

- January 9, 2018 – Massey Hill Recreation Center
- January 11, 2018 – Good Hope Missionary Baptist Church
- January 16, 2018 – Kingdom Impact Global Ministries
- January 18, 2018 – Mount Olive Missionary Baptist Church (Cancelled due to inclement weather)
- January 23, 2018 – Hollywood Heights Community Center
- January 30, 2018 – Old Wilmington Road Neighborhood Resource Center

During these meetings, City staff made presentations on the Annual Action planning process, reviewed HUD national objectives, discussed economic and community development activities, programmatic information and reviewed the action plan schedule of events. This format ensured that citizens would be better informed on how entitlement funds have been used, its impact within the community and

provide necessary information about the City's Consolidated Plan and One Year Action Plan. A summary of the citizen comments are included in this plan.

Public Hearings

Two official public hearings are held regarding the Annual Action Plan. City staff held the first hearing on February 15, 2018 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 conducted. The meeting was advertised in the Fayetteville Observer on January 30, 2018. 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 March 8, 2018 at 7:00 p.m. in the Council Chambers at City Hall. This meeting was advertised in the Fayetteville Observer on February 22, 2018.

Public Comment on the 2018-2019 Action Plan

The City publicly advertised that draft copies of the proposed 2018-2019 Annual Action Plan would be available for public comment. The period of public comment on the City's Annual Action Plan is for 30 days. The comment period begins March 27, 2018 through April 26, 2018. The Annual Action Plan was made available for public review at the City's neighborhood resource centers, local branches of the public library, the City's recreation centers, and the office of the Economic and Community Development Department.

5. Summary of public comments

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

A summary of the comments received during the citizen participation process is provided in AP-12 beginning on page 11.

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

All comments and views were accepted in preparing the plan.

7. Summary

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Fayetteville receives funding from two of HUD’s formula grant programs: the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The City’s Economic and Community Development Department, headed by Ms. Cynthia Blot, Economic and Community Development Director, serves as the lead agency on both grants with CDBG economic development activities administered by Michelle Haire, Economic Development Administrator, CDBG and HOME housing and community development activities administered by Barbara C. Little, Community Development Administrator, CDBG homeless activities administered by Adolph Thomas, Customer Relations Specialist and additional CDBG community development activities administered by Latoya Gordon, Customer Relations Specialist.

Consolidated Plan Public Contact Information

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

1. Introduction

The City works closely with public and assisted housing providers to identify funds and potential city-owned properties that can be donated to housing providers. Additionally, through periodic meetings with developers, affordable housing providers and representatives from various public services agencies, the Economic and Community Development Department seeks to identify opportunities for collaboration. The City also collaborates with its Planning and Code Enforcement Departments on zoning, planning and unified ordinance issues to facilitate the development of housing and the removal of blight in neighborhoods.

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

The City continues to work with numerous private and governmental health, mental health and service agencies to find opportunities to coordinate the support of residents of low-income and affordable housing. City department programs enhance nonprofit and governmental agencies with support to provide housing and services that promote quality of life. Surveys and interviews from 59 healthcare and service providers provided insight and feedback on needs critical to maximizing the level of services available to target families.

The Cumberland County Continuum of Care on Homelessness (COC) has implemented the coordinated assessment intake process throughout the COC network. This tool provides a standardized means to make referrals of homeless and at risk homeless people. The tool helps to coordinate the services among service providers, nonprofits and governmental agencies to keep clients from “falling through the cracks” as they seek services and support. This coordinated approach helps to maximize resources and minimize the duplication of services.

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

Through its work with the Continuum of Care, the Fayetteville Economic and Community Development team has a strong understanding of the needs of homeless and at-risk/imminently homeless families;

and works to identify additional resources for the housing or provision of services to chronically homeless individuals and families, families with children, veterans and unaccompanied youth.

An Economic and Community Development staff members sits on the Board of Directors (BoD)/ Executive Committee of the Continuum of Care on Homelessness. The CoC BoD/Executive Committee, which includes government, nonprofit, and private service providers, develops short-, medium-, and long-term strategies and goals to reduce the number of homeless people in the City and county.

Additionally, the City was a key partner in the development of the Fayetteville/Cumberland County's 10 Year Plan to End Homelessness. The high-level goals of the plan include:

- Collect local data focused on outcomes/indicators of success
- Develop stronger homeless prevention programs
- Strengthen discharge planning
- Focus appropriate resources on people with most complex problems
- Develop supply of affordable housing
- Develop sources of income and support services
- Rapidly re-house individuals and families

The City partners with Cumberland County's Community Development Department to fund the Data Evaluation Analyst that coordinates the Homeless Management Information System.

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

The City of Fayetteville does not receive ESG funds. The CoC receives funds through Cumberland County which develops allocations, administers HMIS, provides technical assistance to participating agencies and housing providers, and monitors grantee performance.

The CoC works with other CoCs throughout the state, including through its work with the North Carolina Coalition to End Homelessness. The CoC provides data regarding the number of and needs of homeless people, people at risk of homelessness and people imminently homeless. Allocations are based on the framework of needs, priorities, goals, and objectives developed through the CoC's needs assessment and the Five-Year Consolidated Planning cycle, as well as other grant guidelines. Currently, the top priorities include rapid rehousing, homeless prevention, emergency response and HMIS. Through the CoC's Performance and Evaluation Committee, priorities will be evaluated at least annually. The

Committee will evaluate outcomes to ensure the goals of the CoC are being met. The Homeless Management Information System (HMIS) is being used by providers on a statewide level. A local data evaluation analyst will provide training and technical assistance to users within the community.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Fayetteville Area Habitat for Humanity
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions were held on future affordable housing needs.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Cumberland County Continuum of Care Action Plan	Both the City's Annual Action Plan and CoC Action Plan seek to develop more shelter and housing for homeless people and low-income people, as well as coordinated supportive services.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City of Fayetteville's Economic and Community Development Department engaged in a series of five public meetings held throughout the City in January 2018 with a sixth meeting being cancelled due to inclement weather conditions. Two public hearings were also held to provide additional opportunities to gain citizen input. Residents were notified of the meetings through direct mailings, PSAs, media notices, flyers, and notices distributed throughout the region in governmental, nonprofit, service provider and commercial locations. Flyers were also provided in locations near the proposed beneficiaries of programs, including places of worship and organizations offering support and services to low-income or disabled persons. The minority community was also targeted through organizations and publications serving their communities. Additionally, the City utilized email and regular mailing lists to notify interested citizens and agencies of the upcoming meetings. For those unable to attend the meetings, the city posted online surveys for the public and for service agencies to offer their feedback. The City will provide the public the opportunity to review and comment on the proposed Action Plan through its display at 14 public locations, including governmental offices, public libraries, recreation centers and neighborhood resource centers.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community				
2	Public Service Announcement	Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Direct mailings to residents	Residents of lower income areas				
4	Televised on local community ad channel	Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	Evening meeting held at the Massey Hill Recreation Center on January 9, 2018. There were 7 residents in attendance.	Overgrown empty lots-can they be donated to Habitat for Humanity?; Programs needed to increase home ownership; 1120 Progress Street-the owner (Tina Wright) is interested in donating the property to the city; Need grocery store at old A&P site/Palomino Club site- maybe an Aldis or Save-a-Lot; Recommended Police Annex Station in an old, vacant home; Quality Ave- rumor of apartments?; New plans for area?	All comments were accepted even if they were issues outside our focus areas and those comments were forwarded to the appropriate City department.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	<p>Evening meeting held at the Good Hope Missionary Baptist Church on January 11, 2018. There were 17 residents in attendance.</p> <p>Annual Action Plan 2018</p>	<p>Welcomed new department director to attend church services at Good Hope; Requested more information on disaster recovery programs; Remove vacant and abandoned homes; Vacant lots available near Cedar Creek Rd. for future affordable housing development; Neighborhood Resource Center needed in area to offer children and adults more opportunities for classes and training; Need indoor/outdoor recreation facility for children; Sidewalks; Drainage issue- neighborhood floods every time it</p>	<p>All comments were accepted even if they were issues outside our focus areas and those comments were forwarded to the appropriate City department.</p> <p>15</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	<p>Evening meeting held at Kingdom Impact Global Ministries on January 16, 2018. There were 11 residents in attendance.</p> <p>Annual Action Plan 2018</p>	<p>1300 Thelbert Dr.- blight; Additional services needed for the homeless. Citywide shelter and day center with case management for the homeless; A facility for housing the homeless, offering repairs to those willing to house the homeless in their rental properties an transportation services needed for the homeless during white flag to transport to the shelters; Homeless are camping out in Seabrook Hills subdivision beside 2121 Bain Dr. & Armstrong St.; Recommend a community walk-down; Dumping on vacant lot on Salisbury St. off Wilma;</p>	<p>All comments were accepted even if they were issues outside our focus areas and those comments were forwarded to the appropriate City department.</p> <p>16</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community	Evening meeting was scheduled at Mt. Olive Missionary Baptist Church. The meeting was cancelled due to winter weather conditions.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting	Non-targeted/broad community	<p>Evening meeting held at Hollywood Heights Community Center. There were 25 residents in attendance.</p> <p>Annual Action Plan 2018</p>	<p>No more affordable housing development on Bunce Road; Improve marketing notification to the public about meetings; Repave roads within the Hollywood Heights neighborhood, to include the installation of speed bumps; Tree on house at 2119 Conaway Dr.; At Louise St. entrance the bridge is closed and trash and debris need to be removed; Need "No Blocking Intersection" sign at entrance near school; Storm water Dept. needs to be contacted regarding drainage issue-creek continues to flood; City buses are speeding in the</p>	<p>All comments were accepted even if they were issues outside our focus areas and those comments were forwarded to the appropriate City department.</p> <p>18</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p data-bbox="940 1414 1142 1479">Annual Action Plan 2018</p>	<p data-bbox="1150 305 1388 1398">Recommended requiring existing certified CHDOs to train other contractors on how to become an eligible CHDO like a mentorship program; Rent too high for seniors in affordable housing complexes; Need a large homeless shelter with case managements and other services; Less concentration on how income persons; Additional assistance from the City for those affected by the storm; Homeless people given supplies are throwing them away on Hillsboro St. so need permanent trash can receptacles; West Fayetteville needs additional</p>	<p data-bbox="1633 1414 1671 1442">19</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Hearing	Non-targeted/broad community	This hearing was held by the Economic and Community Development Department staff at City Hall at 7:00 pm. There were 3 people in attendance.	A review of the comments received from the five citizen participation meetings was discussed with those that were in attendance. No additional comments were received.	N/A	
12	Public Hearing	Non-targeted/broad community	This hearing was held by the Fayetteville Redevelopment Commission (FRC) at City Hall at 7:00 pm. There were 3 people in attendance.	A review of the comments received from the five citizen participation meetings was discussed with those that were in attendance. One person spoke during the public hearing regarding the City's homeless issue and recommended the construction of tiny houses.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2018-2019 Annual Action Plan describes the activities to be funded or implemented during the program year. The plan contains goals, objectives and description of projects and activities that implement the strategies established in the Consolidated Plan. This annual action plan constitutes the fifth annual plan of the 2015-2019 five-year Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available during the upcoming fiscal year and establishes goals and objectives for those activities. The City expects the resources below to be available to implement its community development strategies during the 2018-2019 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,294,448	170,416	86,118	1,550,982	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	577,449	683,514	57,485	1,318,448	0	
Other	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction New construction for ownership	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

The City of Fayetteville will partner with local non-profit organizations and developers to carry-out some of the identified goals and objectives. The Economic and Community Development Department's activities are also funded in part by the City's general funds mainly for general administration and support. The City will partner with the following organizations: Action Pathways, Center for Economic Empowerment

and Development, Fayetteville Area Habitat for Humanity, Fayetteville Area Operation Inasmuch, Fayetteville Urban Ministries, United Developers, Endeavors, Salvation Army and Veterans Empowering Veterans.

The City matches the Home Investment Partnership Grant with its general funds when a match is required. Due to Hurricane Matthew the City of Fayetteville is not required to provide a HOME match for this program year.

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

The City of Fayetteville will make available to its Community Development Housing Organizations (CHDOs), surplus land and land acquired for future affordable housing. During the FY 17-18 program year, the City donated seven (7) parcels acquired through the City's General Fund to Fayetteville Area Habitat For Humanity. These parcels will be used to build single-family affordable housing.

Discussion

The City of Fayetteville has created an Affordable Housing Fund from its General Fund to effectively produce decent, safe and affordable housing for low and moderate income households. The fund is available for the acquisition of land, to build infrastructure and to provide gap financing to affordable housing developers for the creation of affordable housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Affordable Housing	2015	2019	Affordable Housing Non-Housing Community Development Housing Rehabilitation	Boonie Doone Redevelopment Plan Area B Street Revitalization Area 71st District Redevelopment Plan Area City-wide Low-income census tracts	Affordable housing Housing rehabilitation Increase homeownership opportunities	CDBG: \$443,500 HOME: \$1,260,703	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted Rental units constructed: 97 Household Housing Unit Homeowner Housing Added: 13 Household Housing Unit Homeowner Housing Rehabilitated: 72 Household Housing Unit Buildings Demolished: 10 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Suitable living environment	2015	2019	Homeless Non-Housing Community Development	City-wide Low-income census tracts	Reduction of homelessness Community improvements	CDBG: \$121,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 4455 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Homeless Person Overnight Shelter: 484 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 24 Beds Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic opportunities	2015	2019	Non-Housing Community Development	Fayetteville Renaissance Plan Area Massey Hill Redevelopment Plan Area Boonie Doone Redevelopment Plan Area Deep Creek Road Redevelopment Plan Area Old Wilmington Road Revitalization Area 71st District Redevelopment Plan Area City-wide Low-income census tracts	Job skills training Development and retention of small businesses Job creation and retention	CDBG: \$693,510	Public service activities other than Low/Moderate Income Housing Benefit: 3036 Persons Assisted Facade treatment/business building rehabilitation: 6 Business Jobs created/retained: 28 Jobs Businesses assisted: 419 Businesses Assisted Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Affordable Housing
	Goal Description	<p>The City of Fayetteville will provide decent, safe and affordable housing to improve the quality of lives, households, neighborhoods, and community stability. The City will accomplish this goal as follows:</p> <ul style="list-style-type: none"> • Preserve, improve and expand the supply of affordable housing for low to moderate-income homeowners and renters. • Increase homeownership opportunities. • Create suitable living environments that promote access to quality housing, elimination of blight and the acquisition of land for future affordable housing.
2	Goal Name	Suitable living environment
	Goal Description	<p>The City of Fayetteville will create environments that promote neighborhood improvement, eliminate slum and blight, increase accessibility and support the homeless. The City will accomplish this goals as follows:</p> <ul style="list-style-type: none"> • Provide support to the City's effort to extend water and sewer to newly annexed areas, pave remaining streets and various community improvements. • Support homeless programs and service providers to reduce the number of homeless while increasing their independence and self-sufficiency. • Provide programs that eliminate slum and blight and increase the appearance of neighborhoods.
3	Goal Name	Economic opportunities
	Goal Description	<p>The City of Fayetteville will create community investment programs designed to support entrepreneurship, economic empowerment, retention of businesses and job creation opportunities. The City will accomplish this goal as follows:</p> <ul style="list-style-type: none"> • Provide loan and grant programs to support the development and expansion of small businesses. • Create job opportunities through entrepreneurship training, job skills training and the coordination of community resources.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Fayetteville will offer the following projects, programs and activities in order to meet the goals established established in the Annual Action Plan.

Projects

#	Project Name
1	Housing Rehabilitation Program
2	Acquisition and Demolition Program
3	Oakridge Estates (CHDO- Fayetteville Area Habitat for Humanity)
4	Emergency Housing Repair Program
5	Targeted Area Revitalization Program
6	Homebuyers Education Program (Action Pathways)
7	McArthur Park Apartments
8	Business Assistance Loan Program
9	Small Business Development Grant Program
10	CEED's Women Business Center
11	Commercial Exterior Improvement Grant Program
12	Small Business Retention Grant Program
13	Section 108 Loan Payment
14	Neighborhood Resource Centers (NRCs)
15	Job Skills Training Assistance Program
16	Beautification Program
17	Water and Sewer Assessment Assistance Program
18	Utility Deposit Assistance Program
19	Homeless Client Assistance Program
20	Hope Center Homeless Shelter
21	Fayetteville Area Operation Inasmuch Day Center
22	Endeavors
23	Veterans Empowering Veterans
24	Salvation Army Homeless Shelter
25	Program Administration
26	Summer Youth Internship Program
27	Hoke Loop Commons

Table 7 - Project Information

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

- Funding
- Minimum number of contractors within the area to perform the work

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation Program
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing Suitable living environment
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$150,000 HOME: \$363,203
	Description	This program provides housing rehabilitation assistance through a revolving loan pool with low interest loan rates between 0-5% or emergency home repair grants for emergency repairs dependent upon the housing type up to \$5,000. Homes requiring substantial rehabilitation services are handled through the revolving low interest loan pools: the City's Owner Occupied and Investor Owner Housing Rehabilitation Programs. Homeowners requiring immediate housing rehabilitation assistance, especially complete roof and heating and air replacements, are referred to the Emergency Housing Repair Program. Income requirements will dictate whether the household will receive a deferred loan or low interest loan, as well as the assigned interest rate. The amount borrowed for the repairs will determine the length of the term for the full housing rehabilitation program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of thirty-five low to moderate-income households will be assisted with the housing rehabilitation program (5) and emergency repairs (30) provided by Fayetteville Urban Ministry during the program year.
	Location Description	This program is available to eligible homeowners and investor owners with housing units located within the city limits of Fayetteville.
	Planned Activities	This revolving loan pool makes funds available in excess of \$5,000 up to \$29,999 for low to moderate income homeowners and investor owners to make substantial repairs to deteriorated single family and multi-family housing units. The emergency home repairs are those funded at \$5,000 or less.
2	Project Name	Acquisition and Demolition Program
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing

	Needs Addressed	Affordable housing Community improvements
	Funding	CDBG: \$60,000
	Description	This program was designed to demolish and remove property that is abandoned, unsafe, seriously damaged, or deteriorated beyond reasonable financial costs to effectively rehabilitate and to acquire the remaining vacant parcels that may be used for future affordable housing development. Grant awards to obtain vacant parcels may range from \$1,000 up to \$5,000, dependent upon the current market or property tax value of the parcel. However, this program is mostly used for the demolition assistance only and acquisition of the vacant parcel is not required. The program provides up to \$7,500 as a grant to demolish residential properties and up \$30,000 as a grant to demolish commercial or other non-residential properties.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least ten blighted properties will be demolished during the program year.
	Location Description	This program is available to blighted properties located within the City limits of Fayetteville.
	Planned Activities	Grants will be made available to eligible applicants and participants of the program which can be investors, developers, subrecipients, CHDOs and non-profits that have blighted properties within the city of Fayetteville.
3	Project Name	Oakridge Estates (CHDO- Fayetteville Area Habitat for Humanity)
	Target Area	Low-income census tracts
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing Increase homeownership opportunities
	Funding	HOME: \$474,500

	Description	This activity will provide funding for housing construction in the Bunce Road low to moderate- income area. To increase the supply of affordable housing to low to moderate income families, the City has partnered with one local Community Housing Development Organization, Fayetteville Area Habitat for Humanity (FAHFH) during the program year to newly construct 15 affordable, detached single family homes.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will fund the construction of 13 affordable single family homes in the Bunce Road community during the program year.
	Location Description	Census Tract 33.02. The Bunce Road community is located in west Fayetteville and the housing development will occur at the corner of Bunce Road and Old Bunce Road, formerly known as the Oaks Mobile Home Park.
	Planned Activities	The City acquired the vacant parcels during a prior program year and have since conveyed the parcels to Fayetteville Area Habitat for Humanity, a certified CHDO, to develop the affordable housing units.
4	Project Name	Emergency Housing Repair Program
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing Suitable living environment
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$150,000
	Description	This program provides emergency home repairs of \$5,000 or less as a grant for the repair of single family site-built homes and mobile homes to low to moderate-income home owners that own and occupy their home as a principal place of residency. Various emergency repairs will be provided to mobile home owners, while complete roofing and heating and air replacements only will be provided to homeowners with regular, site-built homes on a permanent foundation, and heating and air replacements only to condominiums and townhouse homeowners. It is not necessary for the applicant to own the lot upon which a mobile home resides.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 30 housing units will be repaired during the program year, consisting of various emergency mobile home repairs and emergency complete roofing and heating and air replacements repairs for regular,site built homes on permanent foundations.
	Location Description	This program is available to eligible owners of all single family homes, to include mobile homes and to condominium and townhouse owners located within the City limits of Fayetteville that occupy their home as their principal place of residency.
	Planned Activities	Emergency housing repairs will be made available to low to moderate-income home owners that reside in the home. Priority is given to homes that have serious problems that affect the homeowner's health and safety.
5	Project Name	Targeted Area Revitalization Program
	Target Area	Boonie Doone Redevelopment Plan Area B Street Revitalization Area
	Goals Supported	Decent Affordable Housing Suitable living environment Economic opportunities
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$75,000
	Description	The City has identified two targeted areas in high poverty or blighted neighborhoods to complete revitalization projects to reduce blight and enhance the neighborhoods. These two neighborhoods are the Bonnie Doone and B Street/Lincoln Avenue areas.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 7 low to moderate-income households will benefit from this activity during the program year.
	Location Description	B Street/Lincoln Avenue and Bonnie Doone neighborhoods. Both are low income areas.
	Planned Activities	Targeted revitalization projects may include housing rehabilitation, demolition, acquisition of vacant parcels, new housing construction, and other activities that enhance the targeted neighborhoods.

6	Project Name	Homebuyers Education Program (Action Pathways)
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase homeownership opportunities
	Funding	CDBG: \$8,500
	Description	The City shall contract with Action Pathways Consumer Credit Counseling Services of Fayetteville to offer homebuyer education classes free of charge to low to moderate-income families interested in purchasing a home.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 80 low to moderate-income persons will participate with the homebuyer education training during the program year.
	Location Description	Seabrook Neighborhood Resource Center located at 708 Langdon Street.
	Planned Activities	To offer a homebuyer education workshop the fourth Saturday of each month for a total of 12 workshops offered for the program year.
7	Project Name	McArthur Park Apartments
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing
	Funding	HOME: \$350,000
	Description	This project is for the construction of affordable housing units located on McArthur Road. The City shall utilize its HOME funds to leverage other private and public dollars to construct 96 additional affordable rental units, consisting of one, two and three bedroom units, for low to moderate-income families and individuals. The City will make available a \$400,000 loan of its HOME funds towards the construction of this multi-million dollar project. The City shall schedule to distribute loan proceeds over two program years; in amounts of \$50,000 in year 2017-2018 and \$350,000 in year 2018-2019.
Target Date	6/30/2019	

	Estimate the number and type of families that will benefit from the proposed activities	96 Families are expected to benefit from the 96 newly constructed affordable rental housing units.
	Location Description	4500 Beagle Drive located in census tract 25.03
	Planned Activities	96 affordable housing rental units will be constructed.
8	Project Name	Business Assistance Loan Program
	Target Area	City-wide
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$297,510
	Description	This program is designed to stimulate small business investment within the city limits of Fayetteville, create new services and retail businesses in the low to moderate-income areas and retain or create jobs for low to moderate-income residents. The City's loan works in conjunction with a primary loan from a bank or other approved lender and provides the down payment or gap financing that is needed by the small business owner for the purchase, renovation or new construction of a commercial property within the city limits.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least two small businesses will be assisted during the program year with at least five jobs created or retained by the small businesses. Each small business that receives a loan must retain or create one full-time equivalent job for each \$50,000 loaned per HUD guidelines making any new jobs created available to low to moderate-income persons.
Location Description	Loans are available to eligible small businesses located within the City limits of Fayetteville at a 5% fixed interest rate, offering a lower interest rate of 3% to encourage investment in any of the City's redevelopment plan areas. These redevelopment areas include the Fayetteville Renaissance, Murchison Road, Massey Hill, 71st Township, Deep Creek Road, Bonnie Doone and HOPE VI redevelopment plan areas.	

	Planned Activities	The City will offer a subordinated loan up to a maximum of \$125,000 or 25% of the total loan funds needed to qualifying businesses citywide. Loans up to \$200,000 will be considered for projects in the downtown historic district due to the increased cost of renovating a historic property. The City offers a 5% interest rate on approved loans and will offer a lower rate of 3% if the business is located within the boundaries of one of the City's redevelopment plan areas.
9	Project Name	Small Business Development Grant Program
	Target Area	Fayetteville Renaissance Plan Area Massey Hill Redevelopment Plan Area Boonie Doone Redevelopment Plan Area Deep Creek Road Redevelopment Plan Area Murchison Road Corridor Catalyst Sites Old Wilmington Road Revitalization Area 71st District Redevelopment Plan Area City-wide Low-income census tracts
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$25,000
	Description	This program is designed to assist with the further development of small businesses located in the city limits of Fayetteville. A developing small business is defined as one that is established and has been in operation for 3 years or less. A 50/50 matching reimbursement grant up to \$5,000 is available for eligible small business expenses such as inventory and equipment. Eligible businesses must be referred by the Center for Economic Empowerment and Development (CEED) or another small business center in order to be considered for this grant program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of five small businesses will be assisted with this grant program resulting in a minimum of five jobs being created or retained with new jobs being made available to low to moderate-income persons.

	Location Description	Eligible small businesses must be located within the City limits of Fayetteville. Special consideration will be given to small businesses located in any of the City's redevelopment plan areas, low income census tracts or under developed corridors.
	Planned Activities	Referrals for consideration for this program must come from the Center for Economic Empowerment and Development (CEED) or other small business resource providers upon completion of start-up counseling, training and financial assistance in order to successfully start the business. Clients must have completed a series of small business training and have a completed business plan as well as meeting other program criteria to be considered. The grant funds are available to further develop the small business after it has started.
10	Project Name	CEED's Women Business Center
	Target Area	City-wide
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$60,000
	Description	The Center for Economic Empowerment and Development(CEED) Women Business Center has served the small business community for over seventeen years by assisting persons in all phases of small business development. The center provides counseling to entrepreneurs for starting or expanding a business, assistance writing a business plan, workshops and training, financing and all other types of technical assistance based on the assessed need of a particular client.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 400 small business clients with a minimum of 204 low to moderate-income (51%) will be assisted with the start-up or expansion of a business during the program year. This includes one-on-one counseling, workshops, applying for financing, and developing a business plan. The start up and expansion of small businesses results in job creation and retention that will benefit the residents of Fayetteville.
	Location Description	The Center for Economic Empowerment and Development (CEED) is located downtown at 230 Hay Street and serves small business clients starting or expanding their business in the City limits of Fayetteville.

	Planned Activities	The mission of the Women's 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.
11	Project Name	Commercial Exterior Improvement Grant Program
	Target Area	Fayetteville Renaissance Plan Area Massey Hill Redevelopment Plan Area Boonie Doone Redevelopment Plan Area Deep Creek Road Redevelopment Plan Area Murchison Road Corridor Catalyst Sites Old Wilmington Road Revitalization Area 71st District Redevelopment Plan Area Low-income census tracts
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$60,000
	Description	This program is designed to promote the revitalization of facades for active, for-profit businesses through the rehabilitation of commercial building exteriors and landscapes. The City will offer a 50/50 matching reimbursement grant up to \$10,000 for each exterior renovated. Eligible exterior projects include, but are not limited to, signage, awnings, painting, parking lot repair, window and door replacement. The grant must be approved by the City's Grant Committee before the renovation work begins to ensure that federal requirements are met regarding the use of the funds. Project that are underway or already completed are not eligible.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of six small businesses or commercial property owners that lease to small businesses will be assisted with a grant during the program year, resulting in a minimum of six jobs being created or retained with new jobs being made available to low to moderate-income persons.

	Location Description	This program was originally created to offer an incentive to downtown businesses in the Fayetteville Renaissance Plan area and was expanded to include the City's other redevelopment plan areas and low income census tracts. These plan areas include Massey Hill, Bonnie Doone, Deep Creek Rd., 71st Township, HOPE VI and Murchison Rd. plan areas. The program has further been expanded to assist small businesses located on under developed corridors within the City limits to include Bragg Blvd., Ramsey St., Murchison Rd., and Eastern Blvd.
	Planned Activities	Matching grant funds up to \$10,000 will be made available to provide financial assistance to small businesses and commercial property owners that lease to small businesses.
12	Project Name	Small Business Retention Grant Program
	Target Area	Fayetteville Renaissance Plan Area Massey Hill Redevelopment Plan Area Boonie Doone Redevelopment Plan Area Deep Creek Road Redevelopment Plan Area Murchison Road Corridor Catalyst Sites Old Wilmington Road Revitalization Area 71st District Redevelopment Plan Area Low-income census tracts
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$60,000
	Description	This program assists with the expansion costs of an existing small business with the objective of retaining businesses and jobs in the City's redevelopment plan areas, low income census tracts and under developed corridors. A reimbursable 50/50 matching grant up to \$5,000 will be considered for commercial property improvements, eligible equipment purchases, inventory, furniture, fixtures and other eligible small business needs. The grant must be approved before the project begins to ensure that federal requirements regarding the use of the grant funds are met. Projects that are underway or already completed are not eligible.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 12 small businesses will be assisted with this program during the program year, resulting in at least 12 jobs being retained and/or created and made available to low to moderate-income persons.
	Location Description	This grant program is intended to retain small businesses in our redevelopment plan areas, low income census tracts and under developed corridors. These redevelopment plan areas include the Fayetteville Renaissance Plan, Massey Hill, Bonnie Doone, 71st Township, Deep Creek Rd., Murchison Rd., and HOPE VI plan areas. The corridors eligible within the City limits include Bragg Blvd., Murchison Rd., Ramsey St. and Eastern Blvd.
	Planned Activities	A business must be operational for at least one full year in order to qualify and must have at least one private consultation with a small business consultant at the Center for Economic Empowerment and Development (CEED) or other small business center. Comments received from the small business consultant will be considered when rendering a grant decision. The goal of this program is to retain small businesses in the community as well as create and retain jobs.
13	Project Name	Section 108 Loan Payment
	Target Area	Fayetteville Renaissance Plan Area
	Goals Supported	Economic opportunities
	Needs Addressed	
	Funding	CDBG: \$81,000
	Description	The City will continue to make payments on a \$750,000 HUD Section 108 loan for the renovation of the Capitol building in downtown Fayetteville. The City made it's first of ten scheduled annual payments on this loan August 2010. This year's payment will be the 9th payment with the final payment being made during the 2019-2020 program year.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Two payments of principal and interest will be made during the program year.
	Location Description	N/A

	Planned Activities	Principal and interest payments will be paid during the program year.
14	Project Name	Neighborhood Resource Centers (NRCs)
	Target Area	Low-income census tracts
	Goals Supported	Economic opportunities
	Needs Addressed	Job skills training
	Funding	CDBG: \$75,000
	Description	Neighborhood Resource Centers (NRCs) are facilities that offer educational, informational, and other training opportunities in low to moderate-income neighborhoods within the City limits of Fayetteville. A free computer lab is available at each NRC. Free informational workshops and other job skills training opportunities are also available throughout the program year. The NRCs target the under-employed or unemployed citizen ranging in ages 18-50.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 3,000 City residents will visit the Neighborhood Resource Centers and participate with the various programs and activities scheduled throughout the program year.
Location Description	The City currently operates three NRCs, two that are located in low income areas and staffed by City employees. The Seabrook NRC is a stand-alone facility located next door to the Smith Recreation Center located at 708 Langdon Drive and the Old Wilmington Road NRC that reopened in the HOPE VI revitalization area is located at 229 Lincoln Ave. The third center, Westover NRC is located in west Fayetteville within the Westover Recreation Center and is staffed with a senior aide funded by Workforce Development.	
Planned Activities	A free computer lab is available at each NRC for job searches and to complete on-line job applications. A copy of the most current employment opportunities (job leads) are forwarded to the City and are posted at each NRC.	
15	Project Name	Job Skills Training Assistance Program
	Target Area	City-wide
	Goals Supported	Economic opportunities
	Needs Addressed	Job skills training

	Funding	CDBG: \$10,000
	Description	The City of Fayetteville recognizes the need for continuing education and skilled training in our community and supports activities and programs to increase economic opportunities for its residents. The City agrees with the idea of creating success by offering hope, opportunity and jobs just as the Fayetteville Technical Community College (FTCC) Continuing Education Department strives to achieve. The Job Skills Training Assistance Program offers a job skills training sponsorship or grant up to \$500 per eligible low to moderate-income participant in numerous areas of training at FTCC that can result in a new or improved employment opportunity. Financial assistance will be provided to assist with tuition, books, uniforms and other eligible expenses. Referrals for this program will be made by FTCC Program Coordinators.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 20 low to moderate-income persons will be assisted during the program year.
	Location Description	This program will be available to low to moderate-income persons that are registering for job skills training classes at Fayetteville Technical Community College (FTCC).
	Planned Activities	This program is designed to reduce the financial burden and to encourage completion of the course resulting in successful employment. Eligible participants that meet HUD Income guidelines and are at or below 80% of the area median income will be screened and recommended by staff at FTCC to receive funding from this program.
16	Project Name	Beautification Program
	Target Area	Low-income census tracts
	Goals Supported	Suitable living environment
	Needs Addressed	Community improvements
	Funding	CDBG: \$4,000

	Description	This program is designed to foster neighborhood pride by helping to improve the appearance of low to moderate-income neighborhoods. In order to participate the neighborhood must have an active community organization that meets regularly. The project may include the erection of community signs, landscaping for investor owners with multiple units, purchasing shrubs and flowers and some code enforced activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of two beautification projects will be completed in low to moderate-income neighborhoods within the City limits of Fayetteville during the program year.
	Location Description	Eligible projects must be located in low to moderate-income census tracts within the City limits of Fayetteville.
	Planned Activities	The City will make grant funds available up to \$2,000 for eligible beautification projects. Participation and maintenance of the beautification project must be done by the residents of the neighborhood.
17	Project Name	Water and Sewer Assessment Assistance Program
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Community improvements
	Funding	CDBG: \$40,000
	Description	The City will use CDBG funds to provide grants in the amount of \$2,000 for water assessments, \$2,000 for sewer assessments, and \$900 for plumber hook-up fees for low to moderate-income homeowners during the program year.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 20 low to moderate-income households will benefit from this activity during the program year.
	Location Description	This program is available within the City limits of Fayetteville for homeowners that have been assessed a water and sewer fee for the extension of water and sewer lines in their neighborhood.

	Planned Activities	The City continues an aggressive annexation campaign to eliminate potential health hazards through the extension of water and sanitary sewer lines. This program decreases the financial burden of the qualified homeowner.
18	Project Name	Utility Deposit Assistance Program
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$3,000
	Description	This program provides a grant to homeless clients for utility deposits when leaving transitional housing for private housing. The maximum grant available is \$300. The client must successfully complete a transitional housing program administered by a member of the Continuum of Care Planning Council.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 10 homeless clients will be served during the program year.
	Location Description	This program is available to homeless clients transitioning from homelessness to permanent housing located in the City limits of Fayetteville.
Planned Activities	Utility deposit grants will be made available to eligible homeless clients during the program year. The client must be employed and financially stable for at least six months to qualify. If unemployed the client should receive and be able to provide verification of a monthly financial statement from a reliable source of income such as the Social Security Administration, Veterans Administration or another reliable source of income.	
19	Project Name	Homeless Client Assistance Program
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$4,000

	Description	This program is designed to assist homeless clients through the assistance of the City's Homeless Project Police Officer. The City provides funding to the officer to purchase items such as blankets, toiletries, and bus passes for homeless persons who are in need.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 250 homeless clients will be assisted during the program year.
	Location Description	This program assists homeless persons located in the City limits of Fayetteville.
	Planned Activities	Funding will be made available to the City's Homeless Project Police Officer to purchase items needed by the homeless population in Fayetteville during the program year. This program is designed to assist in the participation of other homeless efforts as needed by the Economic and Community Development Department. Beginning this program year, funds will also be provided to assist with White Flag during emergency inclement weather conditions to pay for homeless persons bus ride to a White Flag location.
20	Project Name	Hope Center Homeless Shelter
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$10,000
	Description	The Hope Center Homeless Shelter targets chronically homeless persons. The facility has 21 beds available to homeless women. The residents are assisted with housing, employment and counseling services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 250 homeless women will be served at the homeless shelter during the program year. This same number is reported under True Vine Ministries also since they manage the Hope Center and report the same beneficiaries. In order for there not to be duplicate reporting half of the estimate is reported under each project.
	Location Description	913 Person Street

	Planned Activities	The City will provide funding to assist with paying the utilities, building repairs and operating costs for the homeless facility.
21	Project Name	Fayetteville Area Operation Inasmuch Day Center
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$10,000
	Description	Fayetteville Area Operation Inasmuch operates a homeless day center that is open to homeless persons who are looking to increase their self-sufficiency and independence through on-site programs and services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 4,205 homeless persons will be served during the program year. On average 90 people are served per day.
	Location Description	531 Hillsboro Street
	Planned Activities	The day center will host a breakfast each morning and provide counseling daily. The City will provide funds to purchase food and supplies.
22	Project Name	Endeavors
	Target Area	
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$10,000
	Description	Endeavors is a homeless agency with a 49 year old history of providing services and beginning this program year they are opening Reveille Retreat, a transitional housing facility for homeless female head of households with children, with preference given to veterans. It will provide a safe home and programming that will enable homeless women with the tools to become self-sufficient and successful. The former Jubilee House located at 122 Langdon St. will be the new Reveille Retreat Home.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 24 homeless women and children will be served.
	Location Description	122 Langdon Street
	Planned Activities	Reveille Retreat will benefit the entire family unit by ensuring that both mothers and children have their physical and mental health needs met, are on track to becoming productive in work, school and the community and are interacting in a positive way amongst themselves. The City will provide funds to this agency to assist with the purchase of food and supplies needed for the homeless during the program year.
23	Project Name	Veterans Empowering Veterans
	Target Area	B Street Revitalization Area
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$30,000
	Description	Veterans Empowering Veterans is a full service day center that provides and promotes services to homeless and at risk veterans and their families in order to enable them to transition successfully back into society. Funding will be provided to assist with the replacement of HVAC systems in transitional housing units and other minor repair of the units.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 18 homeless clients will be served in the transitional housing during the program year.
	Location Description	325 B Street
	Planned Activities	Funding will be provided to this homeless agency to assist with needed minor repairs to their homeless day center.
24	Project Name	Salvation Army Homeless Shelter
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness

	Funding	CDBG: \$10,000
	Description	The Salvation Army Homeless Shelter (The Haven) currently offers 54 beds and provides emergency shelter for single women and families with children up to 90 days. During this time they can focus on increasing their income and finding suitable housing. Case management is tailored to household needs and connects them with community-based services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 216 homeless persons will be served during the program year.
	Location Description	220 E. Russell St.
	Planned Activities	The City will be providing funds to assist the homeless shelter with the purchase of food and supplies for the homeless.
25	Project Name	Program Administration
	Target Area	City-wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$292,972 HOME: \$57,745
	Description	Program administration costs associated with administering the CDBG and HOME activities during the 2018-2019 program year.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities		
26	Project Name	Summer Youth Internship Program
	Target Area	City-wide
	Goals Supported	Economic opportunities

	Needs Addressed	Job skills training
	Funding	CDBG: \$25,000
	Description	This program is co-sponsored by the City of Fayetteville, the Public Works Commission, Cumberland County Schools and the Greater Fayetteville Chamber. It includes a partnership with local businesses to provide an internship for one youth over six weeks. The cost to hire one student is \$1,536 based on 32 hours a week at \$8.00 per hour. CDBG funds will be available to support a minimum of 16 low to moderate-income youth between the ages of 16 and 24 with summer employment. There are many benefits of work-based learning for the student and the employer.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 16 youth will benefit from this activity.
	Location Description	Local businesses within the City limits of Fayetteville will provide job opportunities to the youth.
	Planned Activities	Students use internships to determine if they have an interest in a particular career, to create a network and to gain valuable work experience. From an employer perspective, the commitment to hire one youth creates an opportunity to prepare and train future employees, improve employee retention and increase employer visibility in education. By supporting our youth with a summer job, we are not just helping them, but also investing in the long-term future health of our community.
27	Project Name	Hoke Loop Commons
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	\$73,000

	Description	This project is for the construction of affordable housing units located on Hopper Road. The City shall utilize its HOME funds to leverage other private and public dollars to construct 72 additional affordable rental units, consisting of one, two and three bedroom units for low to moderate-income families and individuals. The City will make available a \$400,000 loan of its HOME funds towards the construction of this multi-million dollar project. The City shall distribute loan proceeds over two program years in the amounts of \$73,000 in year 2018-2019 and \$327,000 in year 2019-2020.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	72 families are expected to benefit from the 72 newly constructed affordable rental units.
	Location Description	Located in west Fayetteville off Hopper Road.
	Planned Activities	72 affordable housing rental units will be constructed.

AP-50 Geographic Distribution – 91.220(f)

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

Both CDBG and HOME funds are expended on programs and activities within the City limits of Fayetteville. Special consideration or incentives may be offered in a redevelopment plan area, low income census tract or under-developed corridor within the city limits such as with our loan and grant programs for small businesses.

Geographic Distribution

Target Area	Percentage of Funds
Fayetteville Renaissance Plan Area	
Massey Hill Redevelopment Plan Area	
Boonie Doone Redevelopment Plan Area	
Deep Creek Road Redevelopment Plan Area	
Murchison Road Corridor Catalyst Sites	
Old Wilmington Road Revitalization Area	
B Street Revitalization Area	
71st District Redevelopment Plan Area	
City-wide	
Low-income census tracts	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Many of the programs offered are available city-wide such as with our Housing Rehabilitation Loan Program. However, some of the programs are designed to target areas such as low-income census tract areas and redevelopment plan areas such as the Commercial Exterior Improvement Grant Program.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Fayetteville's current population is 210,468, having seen a 17% increase in population between 2000 and 2011, a 19% increase in the total number of households, as well as a 22% increase in the median household income. However, despite significant growth in median household income over the last decade, low to moderate-income households continue to experience housing problems largely associated with cost burden. 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. Of the total number of households in Fayetteville, 36.57% currently have at least one of the four most common housing problems, with housing cost burden greater than 30% of AMI being the most common issue for concern. Those families currently renting their homes and those with small-related households experience this problem more frequently than others.

Low wages remain to be a major barrier to affordable housing in Fayetteville and Cumberland County with many who are employed not earning a living wage, also in despite of significant growth in median household income over the last decade. The City of Fayetteville as a whole, with 72,290 households, had 36.64% of the population reporting no income or a financial burden of 30% or more their income.

Barriers to decent, safe and affordable housing include a poor credit history, insufficient funds for the required down payment, unemployment and underemployment, a lack of flexible underwriting from financial institutions, inability to pay a standard mortgage and a lack of governmental funding to subsidize rents and for the development of additional affordable housing units sufficient enough to address the needs of lower income households.

According to the US Census, the median rent in Fayetteville is \$862, 12% higher than the median rent within the state of North Carolina. The presence of a very large, dynamic military population for our area has had a significant effect on both housing development and costs of housing, as some landlords or developers in local housing markets serving military populations tend to price their housing to coincide with the military's basic allowance for housing (BAH) that has created higher prices for all housing stock. The current rental market in the City of Fayetteville has made it difficult for many families and individuals to obtain affordable housing. While the average poverty value is lower in Fayetteville when compared to cities within North Carolina similar in size, rental costs are still quite high in comparison.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	202
Special-Needs	0
Total	212

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	110
Rehab of Existing Units	72
Acquisition of Existing Units	0
Total	182

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

Discussion

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. Considering these factors, community input and the findings of the housing study, the City has established providing decent, safe and affordable housing to improve the quality of lives, households, neighborhoods and community stability as its goal of which the following are its objectives:

1. Preserve, improve and expand the supply of affordable housing for low to moderate-income homeowners and renters.
2. Increase homeownership opportunities.
3. Create suitable living environments that promote access to quality housing, elimination of blight and the acquisition of land for future affordable housing development.

AP-60 Public Housing – 91.220(h)

Introduction

The need for public housing is acute in the City of Fayetteville. Despite the addition of 642 units, including the net addition of nearly 400 new units of housing within the last five years, the waiting list for FMHA public housing is currently 600 families, including over 300 individuals, mostly elderly, seeking one-bedroom apartments. The waiting list for housing vouchers is currently closed, with a five-year wait list. The vouchers wait list has only taken applications three times in the last 25 years. For over 30 years, says one official, no matter what the economy, there's consistently been a waiting list for housing.

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

The Fayetteville Metropolitan Housing Authority through the Rental Assistance Demonstration Program will be demolishing the decades old Grove View Terrace development. The current development has a total of 216 units and will be replaced with 272 units which will provide 56 additional public housing units. The City of Fayetteville is providing a \$3 million dollar loan to assist with the project.

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

The scattered site detached housing is available to tenants who've successfully lived in public housing apartment for one year. With the opportunity to maintain these houses, tenants can then take the next step to home ownership. The City of Fayetteville also partners with Action Pathways to provide a first time homebuyer education program.

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

N/A

Discussion

The average income of public housing residents is \$8,705 and the average income of voucher holders is

\$9,305. Families have shown a need for more food and meals assistance, including emergency assistance. To support these citizens in earning higher incomes, job skills development and placement assistance is also vital.

Through the Rental Assistance Demonstration Program, the Housing Authority will shift from voucher units to more public-private partnerships, such as LIHTC housing.

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

Introduction

In 2017, the City of Fayetteville/Cumberland County reported 442 single individuals by the Cumberland County Continuum of Care Planning Council during the annual Point-In-Time homeless count. The count for 2018 is currently still being tallied and should be announced by end of April. The City of Fayetteville works closely with the Cumberland County Continuum of Care Planning Council, the lead entity for planning and coordinating homeless needs in the Fayetteville/Cumberland County area. The City has developed partnerships through the COC to increase the level of care for the homeless individuals in the Fayetteville/Cumberland County area. Programs and technical assistance has been designed to provide support to shelter providers and the Continuum of Care.

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

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

The City of Fayetteville continues its partnership with the Fayetteville/Continuum of Care on Homelessness and be involved in the operation of a coordinated intake/assessment system. The Coordinated Assessment is a system in that all programs within a CoC work together to assure that services are accessible and well targeted to the immediate needs of the client. The City of Fayetteville supports the COC and provides a Homeless Project Officer from the City of Fayetteville Police Department. The Homeless Project Police Officer assists unsheltered homeless individuals in getting into the coordinated assessment system to obtain needed services.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2018-2019 the City will allocate CDBG funds to support homeless shelter providers through the following programs:

- **Utility Deposit Assistance Program:** Provides a one-time assistance to homeless clients with a utility deposit when leaving transitional housing for permanent housing.
- **Homeless Client Assistance Program:** Assist sheltered/unsheltered homeless clients through the assistance of the City's Homeless Project Police Officer. The City provides a police officer to assist the homeless with needed items such as blankets, toiletries and bus passes. This service also provides a link for the unsheltered homeless to programs and services that include

long distance transportation through a family reunification program.

The City will also continue to coordinate services to the homeless through the Cumberland County Continuum of Care participating in Homeless Project Connects and Homeless Stand-Downs with the Veterans Administration.

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

In FY 2018-2019, the City will provide CDBG funding to support the Hope Center, a 21-bed emergency shelter for women located at 913 Person Street. The shelter is operated by True Vine Ministries, who will also provide case management to assist the homeless to locate needed resources and transition to permanent housing. The City will also provide funding to Veterans Empowering Veterans, a full service day center that provides and promotes services to homeless and at-risk veterans and their families in order to enable them to transition successfully back into society. Funding will be provided to assist with the replacement of HVAC systems in transitional housing units and other minor repair of the units.

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

During the FY 2018-2019, the City will provide CDBG funding to the following:

- **Fayetteville Area Operation Inasmuch** – Homeless Services Center: The Breakfast Program provides nutrition and an atmosphere of hope to the homeless as they deliver services and opportunities for education, job search, showers, laundry and other services.
- **Hope Center Homeless Shelter** - Emergency overnight shelter for single women that provides food, showers, laundry, referral services and coordinated assessment for housing and case management operated by True Vine Ministries.
- **Veterans Empowering Veterans** - Veterans Empowering Veterans is a full service day center

that provides and promotes services to include transitional housing for homeless veterans and case management to homeless and at risk veterans and their families in order to enable them to transition successfully back into society.

- **The Salvation Army of Fayetteville** – The Salvation Army maintains an emergency shelter for women and children. Meals are served to all homeless and those in need of nutrition. Services include housing, employment and social service referrals.
- **Endeavors (formerly Family Endeavors)** - Endeavors operates the Reveille Retreat, a transitional housing program for homeless female head of households with children, with preference given to veterans. The program uses the housing first approach.

Discussion

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

Introduction:

A thorough review of City zoning regulations, including land use controls, zoning ordinances, building codes, fees and charges, growth limits, and any other policies that can affect the return on residential, resulted in no findings of policies that might limit the development of affordable housing. Discussions with planning, building, inspections, and other officials confirmed that current local public policies are not adversely creating barriers to the development of affordable housing.

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

The City of Fayetteville has included as a Target for Action, a comprehensive housing study that will focus on affordable housing throughout the City. The City has developed an Affordable Housing Development Fund to assist with the development of affordable housing to include the acquisition of parcels. The City also continues to honor its commitment of increasing the supply of affordable housing by providing funding to support the new development of 10 affordable single family homes and 48 affordable multifamily housing units.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Fayetteville has developed goals, objectives and strategies to meet the needs identified through the consolidated planning process. These goals are consistent with the following City of Fayetteville Goals 2023:

- The City of Fayetteville will have a strong, diverse and viable local economy.
- The City of Fayetteville will be a highly desirable place to live, work and recreate with thriving neighborhoods and a high quality of life for all residents.

Actions planned to address obstacles to meeting underserved needs

The City of Fayetteville will carry out the following actions to address obstacles to meeting underserved needs:

- Create additional affordable housing.
- Provide housing rehabilitation programs to improve housing conditions.
- Provide assistance to reduce the number of homeless individuals.
- Continue operation of neighborhood resource centers to provide job skills training to increase employability.
- Provide programs to assist small businesses in effort to create additional jobs for low and moderate income individuals.

Actions planned to foster and maintain affordable housing

City Council has included the development of a comprehensive housing study with emphasis on affordable housing as part of the City's Fiscal Year 2018 Strategic Plan.

The City of Fayetteville will continue to make its resources available to create additional affordable housing through its partnerships with the City's certified Community Housing Development Organizations (CHDOs). The City will continue its effort to build single family houses in the Bunce Road development (Oakridge Estates Subdivision) in partnership with the Fayetteville Area Habitat for Humanity. The City will also continue to partner with private developers to leverage funds to develop additional affordable multifamily units using tax credits. One multifamily affordable housing development is planned for this program year, totaling 96 units. In addition the City is funding a Rental Assistance Development project with its general funds which shall provide 272 additional affordable

rental housing units within our area.

The City will target neighborhoods to improve the housing conditions through housing rehabilitation and affordable housing efforts. This year's plan focuses on the Boonie Doone neighborhood and the B Street/Lincoln Drive neighborhood.

The City of Fayetteville has included as a Target for Action, a comprehensive housing study that will focus on affordable housing throughout the City. The City has developed an Affordable Housing Development Fund to assist with the development of affordable housing to include the acquisition of parcels. The City also continues to honor its commitment of increasing the supply of affordable housing by providing funding to support the new development of 10 affordable single family homes and 48 affordable multifamily housing units.

Actions planned to reduce lead-based paint hazards

If an assessment reveals that lead-based paint is present in a dwelling targeted for rehabilitation, lead abatement is prescribed. All assisted housing tenants of homes built before 1978 are informed of the hazards of lead-based paint and issued a brochure or literature in reference to protecting their family from lead in the home. In addition, all contractors, sub-contractors and their employees participating in the City's housing rehabilitation programs are required to obtain training on lead-based paint safe work practices. Likewise, the homeowner may choose to occupy alternate affordable and/or existing housing currently available with the City.

In addition to continuing the current practices to address and educate homeowners and contractors regarding lead-based paint hazards, the City shall formulate an official written standard operating procedures document that provides statutory information regarding lead-based paint requirements and its purpose as well as to outline actions to evaluate and reduce lead-based paint hazards; actions to increase access to housing without such hazards; and actions to address the existence of lead poisoning and hazards.

Actions planned to reduce the number of poverty-level families

The City of Fayetteville's poverty reducing goals are coordinated with this affordable housing plan in addressing the need for additional affordable housing as well as improved housing. The City's programs focus on creating decent affordable housing, improving the housing stock for low to moderate-income families and provide homeownership opportunities. The plan also provide opportunities to reduce

poverty through training programs and classes offered through the City's Neighborhood Resource Center (NRC) network to include those offered in partnership with Fayetteville Technical Community College (FTCC) to increase one's job skills, employability and rate of pay.

Actions planned to develop institutional structure

The City of Fayetteville will continue to seek opportunities to partner with other agencies and non-profit organizations to overcome the gaps in service delivery. The City will work with the Cumberland County Continuum of Care to coordinate the efforts to reduce the number of homeless individuals. The City will also seek funding to provide housing solutions to reduce the number of homeless.

Pathways for Prosperity (P4P) is an initiative organized by the City of Fayetteville and Cumberland County to improve economic mobility and reduce poverty in our region. Residents participated in a Community Summit to gather input on the barriers we most need to remove in an effort to help all residents in our community thrive. The five following focus areas were developed from the summit; workforce and industry alignment, life skills & mentorship, Pre-K education, K-12 education, and affordable housing. Community-driven workshops are held on a monthly basis to determine objectives and goals for the P4P initiative and to help empower residents on their path to a more prosperous future.

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

The City of Fayetteville will enhance coordination between public and private housing and social service agencies by collaborating on projects consistent with the identified goals of the plan. The City will meet with these entities on a regular basis to discuss progress of the unmet needs identified in the plan and seek ways to further coordinate and collaborate on solutions.

Discussion:

Program Specific Requirements

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

Introduction:

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 and its HOME-funded CHDO activities for the development of affordable newly constructed single family homes and/or to acquire and rehabilitate existing homes to sale to low-to-moderate income homebuyers.

The City's recapture/resale provision will also ensure that each housing unit will remain affordable for a period of time determined by the following recapture schedule established in accordance with 24 CFR 92.254 (a) (4): HOME Funds Period of Affordability: Less than \$15,000-5 years; \$15,000- 40,000; 10 years; More than \$40,000-15 years; and New Construction-20 years.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	86,118
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	86,118

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

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

100.00%

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

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

The City of Fayetteville is funding a Rental Assistance Development project with its general funds which shall provide 272 additional affordable rental housing units within our area.

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

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

The City shall enforce its HOME Program Recapture Provisions by: 1) Requiring each homebuyer to read, understand and execute the City's Homebuyer HOME Investment Partnership Funds Recapture Agreement; 2) Securing every loan provided with a Deed of Trust (lien) on the property executed by the homebuyer during the close of the loan which shall ensure repayment of the City's full HOME subsidy prior to any subsequent conveyance of the property. 3) Recapturing the full HOME subsidy and/or principal balance due at the time of a subsequent conveyance prior to

canceling the City's lien on the property. 4) In the event of an involuntary sale or conveyance of the property such as a foreclosure, transfer in lieu of foreclosure or assignment to HUD, the housing unit will no longer be subjected to the affordability requirements if the full HOME subsidy is successfully obtained. However, if the full amount cannot be recaptured in an involuntary sale, the City will attempt to recoup any net proceeds that may be available and/or that it is able to recover. 5) During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of the City of Fayetteville, nor will the department agree to a subordination of its lien interest at any time. 6) The City shall not consider the investment of additional HOME funds to save its interests in properties facing property tax and/or other senior debt foreclosures but may consider the investment of additional HOME funds to rehabilitate and sale or rent any housing acquired through foreclosure. 7) The City shall continuously monitor that the housing unit is the homebuyer's principal place of residency during the period of affordability by mailing a letter or postcard no less than every three years with "do not forward" instructions requiring a response from the homebuyer.

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

The City of Fayetteville shall implement the HUD resale provisions as outlined in 24 CFR Part 92.254(a)(5)(i) in administering its HOME-funded CHDO activities for the development of affordable newly constructed single family homes and/or to acquire and rehabilitate existing homes to sale to low-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.

The City shall enforce its HOME Program Resale Provisions by ensuring that: The property is sold to another low-income homebuyer who will use it as his or her principal residence and enforcing the deed restrictions which shall also be recorded with the secured deeds of trust during the subsequent homebuyer's close on the property; The original homebuyer receives a fair return on investment as outlined below to include the homebuyer's down payment plus capital improvements

made to the house; and 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.

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

The City does not have any plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

