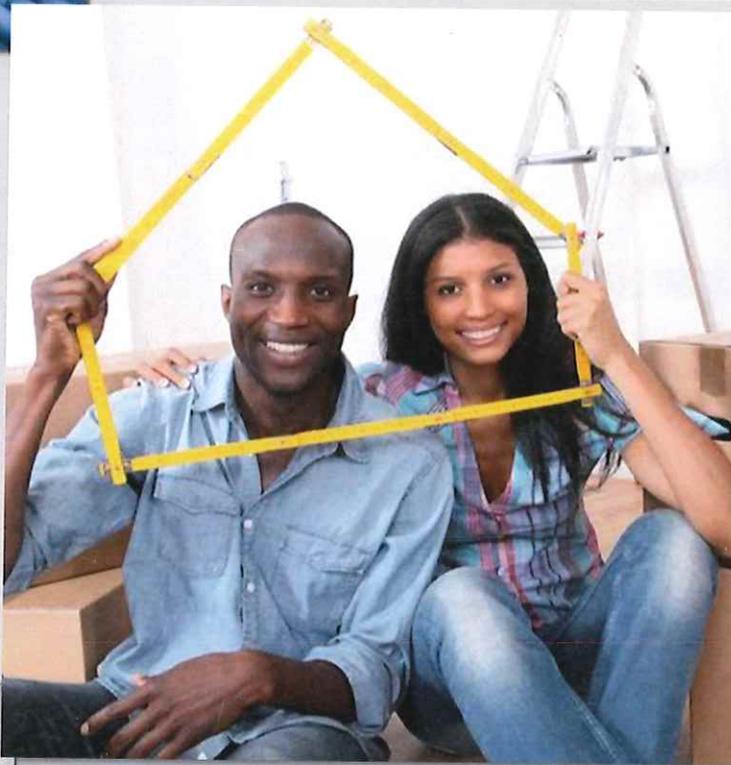


Consolidated Annual Performance Evaluation Report (CAPER)



City of
Fayetteville
North Carolina

Economic &
Community Development

2018 - 2019

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2018-2019 Annual Action Plan is the fourth annual plan of the City of Fayetteville's 2015-2019 consolidated plan that focuses on three priority goals to include decent affordable housing, economic opportunities and suitable living environments. Overall the City of Fayetteville was successful in carrying out its annual action plan and strategic plan goals during the 2018-2019 program year. We will continue to re-evaluate our programs to improve the efficiency and effectiveness of each program in order to meet our priority needs and improve the quality of life of City of Fayetteville residents. Below is a summary highlighting some of the accomplishments that were achieved during the program year along with an explanation as to why some goals may not have been achieved during the program year.

DECENT AFFORDABLE HOUSING: A total of 222 households were approved for housing programs: the Owner Occupied Housing Rehabilitation Program assisted five (5) households; the Targeted Area Revitalization Program assisted one (1) household within the Bonnie Doone and B Street areas; the two Emergency Housing Repair Programs assisted 87 households; the Homebuyer Education Workshops assisted 66 families; the Acquisition and Demolition Program assisted six (6) property owners; and a City certified Community Housing Development Organization (CHDO) built one (1) additional affordable single family homes within the B Street Revitalization Area. Additional activities included 56 affordable multifamily apartments completed for West Fayetteville Apartments from the prior funded years and completion of the infrastructure installation for the Oakridge Estates Subdivision to develop 47 affordable homes. By the program year end/next year's beginning, 20 of the 47 homes for the Oakridge Estates Subdivision were permitted along with foundations initiated.

ECONOMIC OPPORTUNITIES: The small business loan and grant programs had a total of 29 small businesses approved during the program year. Matching grants were available for the development and retention of small businesses as well as exterior improvements of commercial properties. Gap financing loans were also available to small businesses investing in their own business property. In addition to the 39 jobs created/retained that were reported by approved businesses per the HUD requirement, there were also 81 other jobs created/retained by these businesses totaling 120 jobs in all. A total of 418 small businesses received technical assistance from CEED and 218 assisted by department staff to successfully start or expand their business benefiting 636 in all. The Job Skills Training Program sponsored 29 adult students to continue their education. The Summer Youth Internship Program sponsored 8 low to moderate-income youth to obtain real work experience for six weeks during the summer.

SUITABLE LIVING ENVIRONMENT: The Homeless Assistance Program funded bus passes, toiletries and other supplies needed for 444 homeless persons during the program year. Funding was provided to the Salvation Army to purchase food and supplies that served over 31,000 meals to the homeless and low income. The Hope Center Homeless Shelter owned by the City and managed by True Vine Ministries served 212 homeless women during the program year. The Endeavors transitional housing activity provided housing to 53 homeless persons. The funds provided to the Veterans Empowering Veterans assisted 109 homeless persons during the year. The Beautification Program assisted with one neighborhood project and the Water and Sewer Program had 45 households approved for sewer assessment fee assistance and/or plumber connection fees during the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Indicator	Unit of Measure	Expected – 5 year Strategic Plan	Actual – to Date Strategic Plan	Percent Complete	Expected – 18-19 Program Year	Actual – 18-19 Program Year	Percent Complete
Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	539	53.90%	40	66	165.00%

Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	Rental units constructed	Household Housing Unit	50	0	0.00%	0	0	0
Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	Homeowner Housing Added	Household Housing Unit	65	16	24.62%	3	1	33.33%
Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	Homeowner Housing Rehabilitated	Household Housing Unit	800	523	65.38%	62	93	150.00%
Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	Direct Financial Assistance to Homebuyers	Households Assisted	50	0	0.00%	0	0	0

Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	Buildings Demolished	Buildings	100	47	47.00%	5	6	120.00%
Economic opportunities	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	19131	63.77%	3056	1568	51.31%
Economic opportunities	Non-Housing Community Development	Facade treatment/business building rehabilitation	Business	35	58	165.71%	6	17	283.33%
Economic opportunities	Non-Housing Community Development	Jobs created/retained	Jobs	130	193	148.46%	28	39	139.29%
Economic opportunities	Non-Housing Community Development	Businesses assisted	Businesses Assisted	2360	2196	93.05%	419	636	151.79%
Economic opportunities	Non-Housing Community Development	Other	Other	10	8	80.00%	2	2	100.00%

Suitable living environment	Homeless Non-Housing Community Development	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	150	164	109.33%	50	45	90.00%
Suitable living environment	Homeless Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27800	22657	81.50%	250	444	177.60%
Suitable living environment	Homeless Non-Housing Community Development	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	41	82.00%	10	1	10.00%
Suitable living environment	Homeless Non-Housing Community Development	Homeless Person Overnight Shelter	Persons Assisted	3000	33429	1,114.30%	484	31774	6,564.88%
Suitable living environment	Homeless Non-Housing Community Development	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	24		24	24	100.00%
Suitable living environment	Homeless Non-Housing Community Development	Other	Other	15	4	26.67%	2	1	50.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Fayetteville addressed its goals and objectives through the implementation of programs and projects designed to meet its goals of Decent Affordable Housing, Suitable Living Environment and Economic Opportunities as stated below.

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

- Administered the Owner-Occupied Housing Rehabilitation Loan Program to provide full housing rehabilitation services (CDBG & HOME); Funded Fayetteville Urban Ministries’ Nehemiah Emergency Housing Repair Program to provide emergency repair services (CDBG); Administered the Emergency Housing Repair Program to provide emergency housing repairs to site built, condominium, townhomes and mobile homes (CDBG); Administered the Targeted Area Revitalization Program to benefit homeowners within the B Street, Lincoln Avenue and Bonnie Doone areas (CDBG); Funded Kingdom CDC to conduct Homebuyer Education Workshops (CDBG); Funded Fayetteville Area Habitat for Humanity, an approved CHDO, to develop 3 affordable single family homes with one completed (HOME); and Administered the Acquisition and Demolition Program that assisted with the removal of 6 dilapidated structures to eliminate slum and blight and to support potential future affordable housing development.

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

- Administered the Water and Sewer Assessment Assistance Program and approved 45 households for assistance (CDBG); Funded the Hope Center Homeless Shelter for women with 212 overnight stays (CDBG); Funded Endeavors Homeless Agency for the homeless and housed 53 persons (CDBG); Funded Veterans Empowering Veterans to repair transitional housing for homeless veterans that provided 109 overnight stays (CDBG); Administered a Utility Deposit Program that assisted one person with their security deposit to transition to permanent housing (CDBG); Funded the Salvation Army Homeless Shelter that served over 31,000 meals and overnight stays; and

Funded the Homeless Client Assistance Program serving 444 homeless persons (CDBG).

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

- Administered the Business Assistance Loan Program (CDBG); Administered the Small Business Development Grant Program (CDBG); Administered the Commercial Exterior Improvement Grant Program (CDBG); Administered the Small Business Retention Grant Program (CDBG); Funded the Center for Economic Empowerment and Development (CEED) Women's Business Center to provide business development and expansion services to small businesses (CDBG); Funded the Neighborhood Resource Center program that provided job skills training, educational, informational and other training opportunities (CDBG); Funded the Summer Youth Internship Program to provide real work experience for low and moderate-income students (CDBG); and Offered Job Skills Training Assistance Grants to low and moderate-income students referred by Fayetteville Technical Community College (CDBG). In total there was one small business approved for a gap loan; 28 businesses approved for matching grants for the development or retention of the business; 29 FTCC students approved for sponsorship grants; and 8 low and moderate-income youth sponsored for summer employment. A total of \$192,884 was approved in loans/grants leveraging a total investment of \$529,819.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	43	6
Black or African American	190	50
Asian	0	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	1	0
Total	235	56
Hispanic	7	0
Not Hispanic	235	56

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The data represented in the table above does not reflect racial and ethnic totals for the category of "Other" and there was one (1) household assisted in this category. In addition, there were 32,636 individuals served with various CDBG funded programs and 9,090 of those individuals are in the White racial category; 20,823 in the Black or African American category; 13 in the Asian category; 9 in the American Indian category; one (1) in the Native Hawaiian category; 30 in the Other racial category and the remaining 2,670 individuals in the Hispanic racial category.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,678,048	
HOME	public - federal	1,576,403	
Other	public - local	0	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
71st District Redevelopment Plan Area			
B Street Revitalization Area			
Boonie Doone Redevelopment Plan Area			
City-wide			Within the city limits of Fayetteville
Deep Creek Road Redevelopment Plan Area			
Fayetteville Renaissance Plan Area			
Low-income census tracts			Census tracts 2, 5, 10, 11, 12, 14, 22, 24.01, 38
Massey Hill Redevelopment Plan Area			Redevelopment Plan Area
Murchison Road Corridor Catalyst Sites			
Old Wilmington Road Revitalization Area			

Table 4 – Identify the geographic distribution and location of investments

Narrative

There was no percentage of distribution identified in the specific target areas. While all areas within the City limits are a priority for our available resources, we do offer some programs specifically in certain target areas. The Beautification Program, Commercial Exterior Improvement Grant Program and the

Small Business Retention Grant are programs not offered citywide, but are available to eligible applicants located in all of the redevelopment and revitalization target areas. Other programs such as the Business Assistance Loan Program, Small Business Development Grant Program, Water and Sewer Assessment Assistance Program are offered to eligible applicants anywhere within the City limits.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Fayetteville partnered with local non-profit organizations and developers to carry out some of the identified goals and objectives during the program year. The partners for this program year included Kingdom CDC, Center for Economic Empowerment and Development, Fayetteville Area Habitat for Humanity, Endeavors, Fayetteville Urban Ministries, United Developers and Veterans Empowering Veterans. The Economic & Community Development Department's activities are also funded in part by the City's general fund mainly for general administration and support. The City's Business Assistance Loan Program, which is CDBG funded leverages private dollars by providing up to 25% of the total loan funds needed by a small business applicant to acquire their own business property with the other funds being provided by a local lender, the applicant's injection or SBA. The City's three matching grant programs: Commercial Exterior Improvement Grant Program, Small Business Development Grant Program and Small Business Retention Grant Program leverages private dollars by providing matching grant funds to small businesses in local target areas and citywide. A total of 29 small businesses were approved totaling \$192,884 leveraging \$529,819 in total investment during the program year. To be more specific \$90,000 was approved in loan funds leveraging \$281,700; \$23,238 in matching development grants leveraging \$75,572; \$17,260 in matching retention grants leveraging \$35,618 and \$62,386 approved in matching facade improvements leveraging \$135,929 in total project costs.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	281,196
2. Match contributed during current Federal fiscal year	74,853
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	356,049
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	356,049

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$137,997	0	0	\$137,997	0	0
Number	5	0	0	5	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$137,997	\$78,832	\$59,165			
Number	5	3	2			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	4
Number of Non-Homeless households to be provided affordable housing units	202	222
Number of Special-Needs households to be provided affordable housing units	0	0
Total	212	226

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	3	1
Number of households supported through Rehab of Existing Units	62	93
Number of households supported through Acquisition of Existing Units	0	0
Total	65	94

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

As the housing rehabilitation programs continue to be in great demand, this largely contributes to the total number of non-homeless household assisted exceeding the projected goal of 202 by 20: 222 total assisted. In addition, four transitional houses were rehabilitated by Veterans Empowering Veterans using CDBG funds that provided additional affordable housing units for homeless veterans.

Discuss how these outcomes will impact future annual action plans.

Since the development of multifamily affordable housing projects seem to lag at least one program year behind their originally dual funded years, the 72 affordable multifamily rental units funded for the 2017-18 and 2018-19 program years will probably be realized during the 2019-2020 program year; and the 80 affordable multifamily rental units for the McArthur Park Phase II Apartments and the 64 affordable multifamily rental units for the West Cumberland Apartments both funded for the 2019-2020 and 2020-2021 program years will probably be realized during the 2022-2023 program year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	1
Moderate-income	166	55
Total	166	56

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Fayetteville/Cumberland County Continuum of Care on Homelessness reported 329 single individuals living homeless in the 2019 Point-In-Time homeless count. The City of Fayetteville works closely with the Fayetteville/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 those homeless dealing with homelessness in the area. Programs and technical assistance has been designed to provide support to shelter providers and the Continuum of Care.

The City of Fayetteville works with the Continuum of Care Planning Council and the operation of the Coordinated Intake/Assessment System. The Coordinated Assessment is a system that all programs within the COC work together to assure that services are accessible and well targeted to the immediate needs of the client.

The City of Fayetteville also participates in the annual Veterans Administration Homeless Stand Down by making available the space for the event and providing volunteer and in-kind support.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2018-19 the city had allocated CDBG funds to support homeless shelter providers which resulted in the following:

- **Utility Deposit Assistance Program:** Assisted one homeless female with Utility Deposit assistance, which provided rapid re-housing for her moving to permanent housing from transitional housing. This program is ending this year due to the availability of other local program opportunities in homeless prevention and rapid rehousing.
- **Homeless Client Assistance Program:** The Fayetteville Police Department Homeless Resource Officer assisted 444 unsheltered homeless persons during the program year with bus passes, blankets, toiletries, wellness checks and family reunification.
- **Salvation Army:** 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. This program year along with operating the shelter, they served over 31,000 meals to the homeless and low income. Also this year, the Salvation Army offered overnight shelter to those

in need that Manna Church has identified with their efforts to end Human Trafficking in Cumberland County.

- **Endeavors:** Endeavors is a homeless agency with a 49 year old history of providing services. This year they opened the Reveille Retreat Home, a transitional housing facility for homeless female head of households with children, with preference given to veterans. It provides a safe home and programming for homeless women with the tools to become self-sufficient and successful. In the 2018-2019 program year Endeavors housed 53 women with children.
- **True Vine Ministries:** True Vines Ministries operated the Hope Center that provided emergency housing to 212 single females and included case management referrals in locating permanent housing.
- **Veterans Empowering Veterans:** This homeless agency managed the rehabilitation of four homes that served as transitional housing for homeless veterans. A total of 109 homeless veterans were served during the program year with overnight shelter stays.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Fayetteville allocated \$100,000 of its General Fund to jointly employ a Data and Evaluation Analyst with Cumberland County to fully implement the Homeless Management Information System. A portion of the funds were made available to Endeavors to provide homeless prevention and rapid re-housing services.

The Salvation Army operates The North Carolina Low Income Energy Assistance Program (LIEAP), a Federally-funded program that provides a one-time vendor payment to help eligible households pay their heating bills. Additionally the Salvation Army operates the CIP Program (Crisis Intervention Program) pays for past due utility bills. The fund serves as a homeless prevention activity by offering up to \$600 a year to low income citizens who have a critical need for heating and cooling due to family health issues. The Salvation Army manages the programs for the Department of Social Services.

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

The City of Fayetteville works with the partnerships within the Continuum of Care that include programs

which serve the homeless with funding through Cumberland County by way of Emergency Shelter Grant (ESG), administered by the Family Endeavors, Inc. These funds are used to provide the Homeless Prevention and Rapid Re-housing program using the housing first model. These agencies and programs along with the Homeless Project Officer assist unsheltered homeless individuals in getting into the coordinated assessment system to obtain needed services.

The City offered a Utility Deposit Grant Program that 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. Due to the availability of other funding for this type of service the City of Fayetteville will not offer this program during the upcoming program year.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Fayetteville Metropolitan Housing Authority (FMHA) completed its demolition of the the 70-year old Grove View Terrace development which is to be replaced with 272 newly constructed units as a Rental Assistance Demonstration Program (RAD) project. The City of Fayetteville provided \$3 million dollars from its General Fund in the form of a low interest loan in support of this project. The FMHA will seek additional opportunities to work in public-private partnerships to develop more public housing through the Rental Assistance Demonstration Program (RAD). Through the Rental Assistance Demonstration Program, the Housing Authority will shift from voucher units to more public-private partnerships, such as LIHTC housing. The Hillside Manor development was also funded to rehabilitate 32 units to support the special needs of the elderly. Three hundred and ten (310) units of public housing, about one third of the authority's housing stock, were built in 1971-1972.

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

Scattered site detached housing is available to tenants who have successfully lived in a 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 offered the Homebuyer Education Program in partnership with Kingdom Community Development Corporation that is available to Fayetteville residents and/or other residents wishing to purchase a home within Fayetteville.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

N/A

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Fayetteville will continue to 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.
- Provide vouchers for tuition assistance to obtain job skills training/education to increase employability.
- Provide programs to assist small businesses in effort to create additional jobs for low and moderate income households.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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. The City is also ensuring that if a homeowner's property is exempt from lead-based paint safe work practices, that documentation regarding the reason for exemption becomes a part of the homeowner's file.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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 focuses on creating decent affordable housing, improving the housing stock for low to moderate income families and provides homeownership opportunities. The plan also provides opportunities to reduce poverty through programs with Consumer Credit Counseling Services, Inc. (CCCS) and 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 taken to develop institutional structure. 91.220(k); 91.320(j)

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 continue to 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 for provide housing solutions to reduce the number of homeless. During the past year, the City partnered with the following non-profit agencies which aids in the overall implementation of the City's goals and objectives: True Vines Ministries, Endeavors, Fayetteville Urban Ministries, Veterans Empowering Veterans, Center for Economic Empowerment and Development, Kingdom CDC and Fayetteville Area Habitat for Humanity.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Fayetteville will continue to 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.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Fayetteville completed an Analysis of Impediments to Fair Housing in March of 2015. This analysis was conducted by the City of Fayetteville and Cumberland County with assistance of an independent consultant, Karen Dash Consulting LLC of Wilmington, North Carolina. Impediments were identified with fair housing, zoning and public polices, public transportation and lending practices. The Fayetteville-Cumberland County Region appears to show some evidence of discrimination in terms of accessibility/disability issues as well as isolated instances of race discrimination in lending practices and the rental market. On November 8, 2016, The Fayetteville-Cumberland County Human Relations Commission conducted a workshop that focused on housing for Affirmative Fair Housing. The presenter was Yamile Nazar from the City of Fayetteville's Human Relations Department. The workshop was held

to better educate staff who who receive fair housing complaints and to discuss issues surrounding Fair Housing and the City of Fayetteville's Human Relations Department's participation.

Public transportation services included a mobile app to assist veterans. It is available for veterans (and their families) that are looking for public transportation options. Veterans Accessing Services thru Transportation (VAST) provides information on public transportation options available in Cumberland, Harnett, Hoke, Lee and Moore counties, as well as on Ft. Bragg. A mobile app is also being used by citizen to track bus schedules and destinations.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The CAPER draft is made available for a 15 day review and comment period.

The City of Fayetteville provides opportunity for the public to comment on its reports consistent with the City's Citizen Participation Plan. Notices of the Consolidated Annual Performance Evaluation Report, Consolidated Plan, One Year Action Plan and any amendments are advertised in the Fayetteville Observer (local newspaper) and on the department's website. These reports and plans are available for review during the review and comment period in the department, on the City's website and in strategic locations throughout the City. The City considers all comments received.

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.

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.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Fayetteville's low to moderate income households, including those remaining affected by Hurricane Matthew and Hurricane Florence, continue to keep all housing rehabilitation programs in the greatest demand. Due to this ongoing demand and increases in program delivery/other overhead costs, an allocation of additional CDBG funds to all housing rehabilitation programs is needed.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Fayetteville conducted onsite property inspection reviews of 16 multifamily affordable rental housing developments during the 2018-2019 program year as follows with their respective results:

Maple Ridge Apartments and Maple Ridge III Apartments: both conducted April 2, 2019, 13 units total inspected, ten (10) passed and three (3) failed with minor repairs for resolution and exterior walls in common areas of the building (concrete, walks, stairs, walls, etc.) needing cleaning and painting. The City is expecting remedy of exterior walls as of August 30, 2019.

Blanton Green Apartments, Blanton Green Apartments II and Blanton Green Apartments III: all three inspections were conducted May 3, 2019, with a total of thirteen apartment units in total expected. As of the resolution follow up on August 13 and 14, 2019, all units passed.

Bunce Green Apartments and Bunce Manor Apartments: both conducted May 3, 2019, with a total of 13 total units inspected. As of the resolution follow up on August 13-14, 2019, all units passed.

Haymount Manor Apartments: conducted May 3, 2019, with a total of five (5) apartment units inspected. As of the resolution follow up on August 13-14, 2019, all units passed.

Rosehill West Apartments: conducted May 6, 2019, with a total of eight (8) apartment units inspected. As of the resolution follow up on August 13- 14, 2019, all units passed.

Hickory Ridge Apartments: conducted May 6, 2019, with a total of eight (8) apartment units inspected. As of the resolution follow up on August 13-14, 2019, all units passed.

Eastside Green Apartments, Eastside Green II Apartments and Eastside Green III Apartments: all three conducted May 7, 2019, with a total of fifteen (15) apartment units inspected. As of the resolution follow up on August 13-14, 2019, all units passed.

Sycamore Park Apartments: conducted May 7, 2019, with a total of nineteen (19) apartment buildings inspected. As of the resolution follow up on August 13-14, 2019, all units passed.

Oak Run Apartments and Oak Run II Apartments: both conducted on May 7, 2019, with a total of twenty-four (24) apartment units inspected. As of the resolution follow up dates scheduled on August

13-14, 2019, all units passed.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)**

In accordance with its Affirmative Marketing Policy, the City incorporates materials describing Federal Fair Housing laws in agreements with investor-owners of HOME assisted housing units, within its Community Development Housing Organization (CHDO) contracts to market the availability of homes to potential homebuyers, and in its contracts with private affordable housing developers that build affordable multifamily rental units. The investor-owners are required to notify the City and the Fayetteville Metropolitan Housing Authority of pending or actual vacancies. Additionally, the City maintains a list of clients that need affordable rental housing and makes referrals to investor-owners when necessary. The City also receives referrals from the housing authority, social services and homeless shelters of people needing housing.

The City requires developers providing housing using HOME funds to agree to develop and conduct an approved Affirmative Marketing plan whereby it can demonstrate that steps are being taken to provide information and otherwise attract eligible persons from all racial, ethnic and gender groups in the housing market to the available housing. As the HOME program units in this area remain occupied and are seldom vacant, the City's Affirmative Fair Marketing plan has been very effective.

During the 2018-2019 program year, all five (5) full housing rehabilitation contracts and all ten (10) emergency housing repair projects administered within the City's in house program were awarded to mbe/wbe contractors. The City's affirmative fair marketing strategies have been very successful.

**Refer to IDIS reports to describe the amount and use of program income for projects,
including the number of projects and owner and tenant characteristics**

The City of Fayetteville receipted a total of \$742,485 in program income: \$690,092 in HOME program income and \$52,523 in CDBG program income from housing related activities during the 2018-2019 program year. This entire amount was used in full or in part for all of the HOME and CDBG funded housing activities that were set up and drawn for the 2018-2019 program year to include a total of 222 households benefitted from housing programs as follows:

For the Owner Occupied Housing Rehabilitation Program assisted five (5) households; the Targeted Area Revitalization Program assisted one (1) household within the Bonnie Doone and B Street areas; the two

Emergency Housing Repair Programs assisted 87 households; the Homebuyer Education Workshops assisted 66 families; the Acquisition and Demolition Program assisted six (6) property owners; and a City certified Community Housing Development Organization (CHDO) built one (1) additional affordable single family homes within the B Street Revitalization Area. Additional activities included 56 affordable multifamily apartments completed for West Fayetteville Apartments from the prior funded years and completion of the infrastructure installation for the Oakridge Estates Subdivision to develop 47 affordable homes.

Of the 222 benefitted from housing activities: 6 whites and 50 blacks benefitted from HOME funds, for a total of 56 beneficiaries; and 16 whites and 150 blacks benefitted from CDBG funds, for a total of 166 beneficiaries.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City continues to explore opportunities for providing additional affordable housing to its low to moderate income citizens. The City has invested in/provided financial assistance for the development of 20 multi-family affordable housing projects throughout the City which avails a total of 1,298 affordable rental housing units for rent to low and moderate income persons and 12 transitional housing units to persons transitioning out of homelessness. Funding assistance to developers is provided in two percent (2%) interest loans that not only generate program income annually but all of which have scheduled end-of-term lump sum principal balloon payments due as an additional source of program income beginning with the completed payment of Longview Green Apartments which was collected in July of 2018 of the program year. Revitalization efforts remain underway for the B Street Community Area. B Street was identified as a targeted area for additional funding under the City's Target Area Revitalization Program along with the Lincoln Drive and Bonnie Doone areas. Efforts towards revitalization include the demolition of dilapidated structures, exterior rehabilitation of existing properties and the building of new homes on vacant parcels to support additional affordable housing. The first three of seven affordable single family homes were completed within this area. The City of Fayetteville made a commitment to provide a \$3 million dollar, 3% interest loan from its general funds for the demolition of 216 and redevelopment of 272 public housing units at the current Grove View Terrace site as a Rental Assistance Demonstration (RAD) project. This initiative would provide affordable housing and beautification to one of the Fayetteville's main corridors. The City also approved a \$1 million loan to Habitat for Humanity during the 2015-2016 program year for the installation of infrastructure to build 47 affordable single family homes and shall provide CHDO funds during the next three years to assist with the construction costs of the homes. Since the received bids came in amount in excess of \$1 million, in excess of \$2 million, the State's Emergency Management Office contributed \$1.5 million towards the project to complete the infrastructure installation. The infrastructure

installation was completed during the Spring; and by program year end 20 of the 47 homes were permitted and footings initiated for their foundations. The City was also approved for \$150,000 from the NCHFA as additional funding to assist 3 low to moderate homeowners at or below 100% the AMI with repairs resulting from Hurricane Matthew. This NCHFA grant award was closed out during the 2018-19 program year. The City of Fayetteville was the first of all entities awarded from this grant program to successfully close out its project. The City also made an additional multi-family housing funding commitment to provide \$400,000 to develop Hoke Loop Commons Apartments that will provide 72 additional affordable rental apartment units. Underway is West Fayetteville Apartments, providing 56 affordable apartment units, and pending start is the McArthur Apartments which shall provide 96 additional apartment units.

The City served as the applicant for a Rural Economic Development Community Grant through the N.C. Department of Commerce for the LaFayette Park Apartments project. Funds in the amount of \$329,631 is available to local governments to assist with infrastructure projects. This project will be a 72 unit low-income housing tax credit project.



**2018-2019 Consolidated Annual Performance Evaluation Report (CAPER)
Draft**

Please use this form to make any comments to the attached CAPER report

Name _____ Address _____ Phone _____ Email _____	Comment:
Name _____ Address _____ Phone _____ Email _____	Comment:
Name _____ Address _____ Phone _____ Email _____	Comment:
Name _____ Address _____ Phone _____ Email _____	Comment:
Name _____ Address _____ Phone _____ Email _____	Comment:

