

City of
Fayetteville
North Carolina



2015-2019 Consolidated Plan
&
2015-2016 One Year Action Plan

**Community Development
Department**

433 Hay Street
Fayetteville, NC 28301
(910) 433-1590
www.cityoffayetteville.org

CITY OF FAYETTEVILLE, NORTH CAROLINA

**2015-2019 CONSOLIDATED PLAN
2015-2016 ONE-YEAR ACTION PLAN**

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

Mayor & City Council

Nat Robertson, Mayor
Kady-Ann Davy, Mayor Pro Tem, District 2
Kathy Jensen, District 1
Mitch Colvin, District 3
Chalmers McDougald, District 4
Robert Thomas Hurst, Jr., District 5
William Joseph Leon Crisp, District 6
Larry Wright, District 7
Theodore W. Mohn, District 8
James William Arp, Jr., District 9

Fayetteville Redevelopment Commission

Steven Barnard, Chairperson
Sharisia Jones, Vice Chairperson
Cereta Gibbons
Cherry Hargrove
Lee Johnson, Jr.
Monica Luongo
Carlos Swinger

City Manager

Theodore L. Voorhees

Rochelle Small-Toney, Deputy City Manager
Kristoff Bauer, Deputy City Manager
Jay Reinstein, Assistant City Manager

Community Development Director

Victor D. Sharpe

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

Table of Contents

Executive Summary - 24 CFR 91.200(c), 91.220(b).....	1
The Process.....	6
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	6
PR-10 Consultation - 91.100, 91.200(b), 91.215(l).....	8
PR-15 Citizen Participation.....	20
Needs Assessment.....	27
NA-05 Overview.....	27
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	29
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	39
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	42
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	45
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	47
NA-35 Public Housing – 91.205(b).....	49
NA-40 Homeless Needs Assessment – 91.205(c).....	55
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	60
NA-50 Non-Housing Community Development Needs – 91.215 (f).....	63
Housing Market Analyses	67
MA-05 Overview.....	67
MA-10 Number of Housing Units – 1.210(a)&(b)(2).....	68
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	73
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	77
MA-25 Public and Assisted Housing – 91.210(b).....	81
MA-30 Homeless Facilities and Services – 91.210(c).....	85
MA-35 Special Needs Facilities and Services – 91.210(d).....	90
MA-40 Barriers to Affordable Housing – 91.210(e).....	94
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	96
MA-50 Needs and Market Analysis Discussion.....	107
Strategic Plan	110
SP-05 Overview.....	110
SP-10 Geographic Priorities – 91.215 (a)(1).....	112
SP-25 Priority Needs - 91.215(a)(2).....	113
SP-30 Influence of Market Conditions – 91.215 (b).....	120
SP-35 Anticipated Resources – 91.215(a)(4), 91.220(c)(1,2).....	124
SP-40 Institutional Delivery Structure – 91.215(k).....	127
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	135
SP-55 Barriers to affordable housing – 91.215(h).....	136
SP-60 Homelessness Strategy – 91.215(d).....	138
SP-65 Lead based paint Hazards – 91.215(i).....	140
SP-70 Anti-Poverty Strategy – 91.215(j).....	142
SP-80 Monitoring – 91.230.....	143

Action Plan	144
AP-15 Expected Resources - 91.220(c)(1,2).....	144
AP-20 Annual Goals and objectives	147
AP-35 Projects - 91.220(d).....	150
AP-38 Project Summary	152
AP-50 Geographic Distribution - 91.220(f).....	171
AP-55 Affordable Housing - 91.220(g).....	169
AP-60 Public Housing - 91.220(h).....	171
AP-65 Homeless and Other Special Needs Activities - 91.220(i).....	173
AP-75 Barriers to Affordable Housing - 91.220(j).....	176
AP-85 Other Actions - 91.220 (k).....	178
AP-90 Program Specific Requirements - 91.220(l).....	180
Attachments.....	182
Citizen Participation Comments.....	183
Needs Assessment Survey Results.....	189
SF 424 Application.....	195
Certifications.....	198

Executive Summary

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

1. Introduction

The City of Fayetteville's 2015-2019 Consolidated 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, and implementing strategies for each of the plan's elements.

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 a Consolidated Strategic Plan and an Annual Action Plan per HUD regulation CFR 24, Part 91.

In response, the City of Fayetteville convened a city-wide strategic planning process that included the input of governmental, nonprofit, business, and other community partners, as well as members of the public. The attached Five (5) Year Consolidated Plan for 2015-2019 and the 2015 Annual Plan resulting from this effort is based on the foundation of providing decent, safe, affordable housing to low-moderate income citizens, accommodating the homeless or those at risk of homelessness, and special needs populations. The plan offers strategies to provide services to these populations and to build on the existing community assets throughout the neighborhoods of our City. Additionally, the plan offers strategies for creating economic opportunities and suitable living environments.

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

The 2015-2019 Consolidated 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.

3. Evaluation of past performance

The City of Fayetteville exceeded, met or came very close to meeting most of its goal in the last program year. However, there are still unmet needs that are outlined in the 2015-2019 Consolidated Plan.

In the 2013-2014 Program year, the City met or exceeded its annual objectives for housing programs in the areas of:

- Owner occupied and investor-owned units rehabilitated (233 vs 165 goal)
- Participants receiving homebuyer education and counseling (204 vs 200 goal)
- Rental housing units constructed (118 vs 118 goal)

The City met 71-93% of its annual objectives in the areas of:

- Structures demolished (28 vs 30 goal, with 2 more completed before end of year)
- Housing units constructed and sold (5 vs 7 goal)

The City met 0% of its objectives in the following two areas:

- Down Payment Assistance Program Housing Units Purchased (0 vs 5 goal; due to creditworthiness of potential borrower applicants). Will continue to market efforts to identify potential borrowers but will reallocate funding to another HOME activity and allocate eligible funding to offer to a Mobile Home Urgent Repair Program. The City will also continue to research homebuyer assistance terms offered by other cities.
- Mortgage Assistance Program Housing Units Purchased (0 vs 5 goal; due to decrease in demand because of competition from FHA and other NC Housing Finance Agency loans). Will continue to market efforts to identify potential borrowers but will reallocate funding to another HOME activity and allocate eligible funding to offer to a Mobile Home Urgent Repair Program. The City will also continue to research homebuyer assistance terms offered by other cities.

4. Summary of citizen participation process and consultation process

In all, the opinions of over 300 community members informed this process. In preparation of this plan, the City of Fayetteville consulted with 59 agencies through extensive interviews and two rounds of surveys. The City of Fayetteville engaged in a robust process of including citizen participation within the

Consolidated Planning Process. A series of five public meetings was held throughout the city in January, 2015. Residents were notified of the meetings through Public Service Announcements, 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 minorities or disabled persons. 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 Con Plan through its display at 14 public locations, including government offices, public libraries, recreation centers, and neighborhood resource centers.

5. Summary of public comments

Citizen comments addressed five major needs: (1) for affordable housing; (2) for more housing and services for homeless persons and families; (3) to rehabilitate, maintain, demolish, or re-purpose vacant and abandoned buildings; (4) for recreational centers, including those for youth and one for seniors in West Fayetteville; (5) for other communities amenities like grocery stores, bike and walking trails, parks, extended library hours, and neighborhood resource centers.

Citizens expressed interest in more emergency housing, perhaps utilizing vacant buildings, for homeless people, including offering white flag facilities staffed by church volunteers. Specific areas with abandoned homes included Person Street and substandard properties in the Seabrook community.

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

N/A

7. Summary

The City has made strong progress on its goals toward expanding affordable housing opportunities for its low- and moderate income citizens. In a city with a strong military presence, the fluidity of the military population and the subsequent housing market ensures that affordable housing will remain an issue for years to come.

Public-private partnerships can and will continue to develop housing and services to meet the needs of the most vulnerable members of the community. In partnership with other governmental agencies, including county government; nonprofits; the developer and real estate community; businesses; and concerned citizens, the City will continue to take steps to create decent, safe, affordable housing for families and individuals. Additionally, the City will work to provide supportive services to those special populations that may find access to specialized care more difficult to obtain.

Through its work with the Continuum of Care on Homelessness, the City will also support the goal of reducing homelessness and the factors that lead to homelessness.

By tapping into the human and geographic assets of its community, Fayetteville can work to ensure that all citizens have an opportunity to be independent, productive members of the community living stable lives.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

The City of Fayetteville receives funding from two of HUD’s formula grant programs: the Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME) programs. The City’s Community Development Department, headed by Mr. Victor Sharpe, AICP, Community Development Director, serves as the lead agency on both grants.

Consolidated Plan Public Contact Information

Mr. Victor Sharpe, AICP

Director

Fayetteville Community Development

433 Hay Street

Fayetteville, NC 28301-5537

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

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 Community Development Department seeks to identify opportunities for collaboration. The City also works through its planning departments on zoning, planning, and unified ordinance issues to facilitate the development of housing.

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(l)).

Through the consultation process, the City has worked 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 (please see complete list of providers consulted below.) Through surveys and interviews, the feedback of 59 community partners was gathered. Insights and feedback from these health care and service provider partners is critical to maximizing the level of services available to our target families. These providers will be integrally involved in the implementation of this consolidated plan.

Further, through the work of the Cumberland County Continuum of Care on Homelessness (CoC), the City will be involved in the piloting of a coordinated intake form as a standardized tool for intake and referral of homeless and at risk of homeless people. The tool will help to coordinate services and is designed to keep clients from “falling through the cracks” as they seek services and support. The CoC is excited about this initiative as sees it as the first step in bringing together service providers in a cohesive and coordinated way to provide coordinated services. Further, this coordinated approach will help maximize resources and not duplicate 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 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.

A 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

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

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. However, a local system administrator will provide training and technical assistance to users within the community in accordance to the policies and procedures developed by the HMIS Lead Agency.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Cape Fear Valley Hospital
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cape Fear Valley Hospital works closely with the CoC and health and social service providers to find housing with supportive services for people discharged from the hospital.
2	Agency/Group/Organization	City of Fayetteville Planning/Development Services
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Market Analysis Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a longtime housing development partner, four members of the Planning department provided their insights on zoning, planning, and code issues that facilitate the development of affordable housing.
3	Agency/Group/Organization	City of Fayetteville Transit Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The transit department is a key partner in providing and continually expanding transportation options for low-income residents commuting to employment and school.
4	Agency/Group/Organization	Cumberland County Continuum of Care
	Agency/Group/Organization Type	Services-homeless Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care, comprised of representatives from government, nonprofit, and private shelter, housing, and supportive service providers, seeks to increase access to shelters and services for homeless people. Through coordinated intake, referrals, and services, the CoC works to help homeless people find housing and become self-sufficient.
5	Agency/Group/Organization	Cumberland County Community Development
	Agency/Group/Organization Type	Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Two members of the Community Development Department offered their detailed insights regarding their efforts to develop affordable housing; the community's housing and service needs; collaborations with other agencies; and economic development initiatives.
6	Agency/Group/Organization	Cumberland County Department of Public Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The county Department of Public Health works closely with other nonprofit and hospital providers to coordinate care for low-income and homeless individuals and families.
7	Agency/Group/Organization	Cumberland County Department of Social Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DSS offers services to vulnerable children and families, including homeless people, mentally ill people, disabled people, veterans, people with HIV/AIDS, elderly people, and victims of domestic violence. DSS also works to connect clients with housing and services throughout the community.
8	Agency/Group/Organization	Cumberland County Schools
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The county schools play an integral role in connecting low-income and homeless families with housing and other services. The schools also provide support for 528 homeless or unaccompanied youth (per the McKinney-Vento definition.)
9	Agency/Group/Organization	Cumberland County Tax Office
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County tax office was consulted to determine whether any specific tax policies inhibit the development of affordable housing in the region.
10	Agency/Group/Organization	City of Fayetteville Community Development Department
	Agency/Group/Organization Type	Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Four members of the Community Development Department offered their detailed insights regarding their efforts to develop affordable housing; the community's housing and service needs; collaborations with other agencies; and economic development initiatives.
11	Agency/Group/Organization	FAYETTEVILLE AREA H.F.H.
	Agency/Group/Organization Type	Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is a leading developer of low-income and affordable housing in the city and county.
12	Agency/Group/Organization	Fayetteville Metropolitan Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The FMHA manages 1,045 units of public housing and receives funding and support from the Community Development Department.
13	Agency/Group/Organization	Fayetteville Regional Association of Realtors
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fayetteville Realtors provided feedback and data regarding housing market trends and fair housing issues.
14	Agency/Group/Organization	Fayetteville-Cumberland County Human Relations Commission
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair Housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Two members of the local Human Relations Commission shared their insights regarding their efforts to ensure equal opportunities for all citizens to obtain decent, affordable, and safe housing.
15	Agency/Group/Organization	Cumberland County Workforce Development
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Through a partnership with Fayetteville Technical Community College and the county schools, this organization provides training and job support to local citizens. Two members shared information regarding upcoming training and other workforce initiatives.
16	Agency/Group/Organization	KINGDOM COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services-Education Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is a leading developer of low-income and affordable housing in the city and county. Additionally, the organization provides affordable housing and debt management classes for low-income people.
17	Agency/Group/Organization	North Carolina Human Relations Commission
	Agency/Group/Organization Type	Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair Housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The NC Human Relations Commission shared their insights regarding their efforts to ensure equal opportunities for all citizens to obtain decent, affordable, and safe housing. They also provided data regarding Fair Housing complaints and cases.
18	Agency/Group/Organization	North Carolina Legal Aid
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provides Fair Housing education and testing services and two members provided data regarding cases and testing in Cumberland County.
19	Agency/Group/Organization	Reinvestment Partners
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization conducts Fair Lending testing throughout the U.S. They have not yet tested in Cumberland County.
20	Agency/Group/Organization	United Management II
	Agency/Group/Organization Type	Housing Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is a leading developer of low-income and affordable housing in the city and county.
21	Agency/Group/Organization	U. S. Housing and Urban Development
	Agency/Group/Organization Type	Service-Fair Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HUD staff provided data regarding Fair Housing complaints and cases through a Freedom of Information Act request.

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

N/A

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	The Consolidated Plan and CoC Action Plans 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

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

The city’s plan also includes feedback and participation from citizens and local leaders through a series of five public meetings held in January, 2015. Additionally, through its close coordination with the county, the city will also have an understanding of the concerns and feedback of citizens and leaders from Eastover, Falcon, Godwin, Hope Mills, Linden, Spring Lake, Stedman, and Wade.

Narrative (optional):

PR-15 Citizen Participation

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 engaged in a robust process of including citizen participation within the Consolidated Planning Process. A series of five public meetings was held throughout the city in January, 2015. Residents were notified of the meetings through Public Service Announcements, 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 Con Plan through its display at 14 public locations, including government 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	See meetings summaries.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Service Announcement	Non-targeted/broad community		Sent to media sources known to have PSA programming within the Fayetteville area, including The Fayetteville Observer, The Fayetteville Press, Up & Coming Magazine, Beasley Broadcasting Stations, Cumulus Broadcasting Stations, WIDU AM, WFSS public radio. As of March 30, 2015, 85 citizen and 13 agency surveys.		http://www.co.cumberland.nc.us/Public_Info/news_releases/2015/
3	Public Service Announcement	Minorities Non-English Speaking - Specify other language: Spanish	See meetings summaries.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	Bethel Baptist Church on January 8, 2015	Citizens expressed interest in the expansion of bus routes in Bonnie Doone, as well as the need for more shelters and the rehabilitation of older houses in poor repair. Citizens also noted the need for a recreational center for youth and in West Fayetteville the need for a senior center and a Neighborhood Resource Center.		

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	Massey Hill Recreation Center on January 13, 2015	Citizens expressed interest in the expansion of services to support homeless people, whose numbers they felt were underreported in the last PIT count. Concerns included reducing the number of homeless people and offering white flag facilities staffed with church volunteers. Citizens were also interested in keeping existing businesses and promoting new ones.		

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	Old Wilmington Rd. Neighborhood Resource Center on January 20, 2015	Citizens expressed interest in the maintaining the lots of demolished homes and demolishing some abandoned homes along Person Street. Citizens were concerned about drainage problems along Lincoln Drive. There was interest in more recreational activities and community amenities, including parks, extended walking trails, extended library hours, etc.		

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	Good Hope Missionary Baptist Church on January 22, 2015	Citizens expressed interest in more public and supportive housing with shorter waiting lists, more bus stops and direct routes, and the enforcement of RAMP, including substandard properties in the Seabrook Community. Citizens also expressed a need for more grocery stores near low-income communities, youth activities and outreach programs, and senior centers. Participants would also like a Neighborhood Resource Center, more businesses in the area, and more meetings between city officials and community leaders.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

A strong need for housing that is affordable, decent, and safe is clearly evident, particularly for the extremely-low and very low-income populations. The City of Fayetteville has seen a 17% increase in the 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. Despite significant growth in median household income, low to moderate-income households continue to experience housing problems largely associated with cost burden. According to the most recent CHAS data, Fayetteville reported a median income of \$44,266 annually and 17.6% of the population currently lives below the poverty line. In 2013, median income rose to \$44,900 with the same percentage below the poverty line. Of those households earning the median income or less, 47.39% are considered small family households and nearly 27% have one or more children 6 years of age or younger.

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 who are currently renting their homes in the City of Fayetteville experience this problem more frequently as well as small-related households.

Among particular subpopulations, single people, often elderly, comprise over half of the 600 waitlist for public housing. The 2015 Point in Time count counted 503 single individuals as homeless. Currently 121 disabled families reside in public housing, and 374 disabled families receive housing vouchers. One shelter serving domestic violence victims estimates serving approximately 350-400 families annually.

Tables 5 and 6 offer a snapshot of the groups disproportionately affected by (defined as greater than 10% of the average for all groups) housing or severe housing problems, including housing cost burden.

Income Group	Disproportionately Affected 1 or More Housing Problems Population/%	Disproportionately Affected 1 or More Severe Housing Problems Population/%
0-30% Area Median Income	American Indian/Alaska Native 100%; Asian 92%	Asian 92%
30-50% Area Median Income	American Indian/Alaska Native 100%; Pacific Islander 100%; Hispanic 95.6%	American Indian/Alaska Native 88.1%
50-80% Area Median Income	Hispanic 71.64%; Pacific Islander 71.43%	American Indian/Alaska Native 24.24%

80-100% Area Median Income	American Indian/Alaska Native 83.33%; Asian 42.31%	American Indian/Alaska Native 40.82%
----------------------------	---	--------------------------------------

Table 5 - Housing Problems

Share of Household Income for Housing	Disproportionately Affected Housing Cost Burden Population/%
30-50%	Pacific Islander 35.04%
50% +	None
No or Negative Income	None

Table 6 - Housing Cost Burden

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

Summary of Housing Needs

The City of Fayetteville, NC has seen a 17% increase in the 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. Despite significant growth in median household income, low to moderate-income households continue to experience housing problems largely associated with cost burden. According to the data collected by the most recent CHAS data, the City of Fayetteville reported a median income of \$44,266 annually and 17.6% of the population currently lives below the poverty line. In 2013, median income had risen to \$44,900 with the same percentage below the poverty line. Of those households earning the median income or less, 47.39% are considered small family households and nearly 27% have one or more children 6 years of age or younger.

Homeowners and renters within the City of Fayetteville continue to experience housing problems despite a significant increase of the median household income over the last decade. 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 who are currently renting their homes in the City of Fayetteville experience this problem more frequently as well as small-related 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 current rental market in the City of Fayetteville has made it difficult for many families and individuals to obtain affordable housing. While the average property value is lower in Fayetteville when compared to cities within North Carolina similar in size, rental costs are still quite high in comparison.

The average wait for public housing applicants is currently six months according to the Fayetteville Metropolitan Housing Authority. Section Eight Housing Choice Voucher applications are not being accepted at this point in time, as there is currently a five-year wait time.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	171,596	200,105	17%
Households	63,372	75,149	19%
Median Income	\$36,287.00	\$44,266.00	22%

Table 7 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	8,470	7,475	12,355	8,000	38,845
Small Family Households *	4,045	3,345	6,330	3,545	20,600
Large Family Households *	300	525	1,170	755	2,605
Household contains at least one person 62-74 years of age	939	1,080	1,735	955	5,955
Household contains at least one person age 75 or older	685	810	1,245	615	2,355
Households with one or more children 6 years old or younger *	2,629	1,600	3,583	1,870	4,945
* the highest income category for these family types is >80% HAMFI					

Table 8 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	100	90	45	245	70	10	25	10	115
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	50	15	40	105	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	210	115	190	110	625	20	45	64	40	169
Housing cost burden greater than 50% of income (and none of the above problems)	4,110	1,875	425	25	6,435	1,350	1,550	1,390	365	4,655
Housing cost burden greater than 30% of income (and none of the above problems)	370	1,560	3,889	1,420	7,239	235	740	1,700	1,245	3,920

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	944	0	0	0	944	475	0	0	0	475

Table 9 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,330	2,145	715	215	7,405	1,430	1,600	1,475	415	4,920
Having none of four housing problems	935	2,310	6,710	4,185	14,140	360	1,425	3,445	3,194	8,424
Household has negative income, but none of the other housing problems	944	0	0	0	944	475	0	0	0	475

Table 10 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,400	1,910	2,714	7,024	585	925	1,515	3,025
Large Related	249	300	465	1,014	34	150	279	463
Elderly	499	339	275	1,113	575	790	954	2,319

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,549	1,105	955	3,609	425	450	400	1,275
Total need by income	4,697	3,654	4,409	12,760	1,619	2,315	3,148	7,082

Table 11 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,210	895	250	3,355	520	670	740	1,930
Large Related	249	160	0	409	14	105	15	134
Elderly	405	154	10	569	465	490	459	1,414
Other	1,389	740	170	2,299	375	295	175	845
Total need by income	4,253	1,949	430	6,632	1,374	1,560	1,389	4,323

Table 12 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	195	100	185	105	585	20	45	44	10	119
Multiple, unrelated family households	15	65	20	45	145	0	0	23	30	53
Other, non-family households	0	0	0	35	35	0	0	0	0	0
Total need by income	210	165	205	185	765	20	45	67	40	172

Table 13 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2,715	2,419	4,186	9,320	1,629	1,452	3,314	6,395

Table 14 – Crowding Information – 2/2

Data Source
Comments:

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

According to 2010 US Census Data, approximately 28.7% of all households in Fayetteville are single-person occupied with 13% being male householders living alone and 15.7% female householders living alone. Information provided through the Fayetteville Metropolitan Housing Authority indicates that there are more than 600 applicants on a waitlist for public housing and more than half of those applicants are waiting for single bedroom units at this time. According to FMHA, most of those awaiting single bedrooms are elderly people.

The 2015 Point in Time Count conducted by the Cumberland County Continuum of Care revealed that 503 single individuals were counted as homeless. Approximately 65% were African Americans, and 30% were Whites. Among households without children, 28% were identified as chronically homeless of which 96% were unsheltered. Among the chronically homeless population, 20% of persons have been identified with a mental illness and 21% with substance abuse.

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

The most recent data available for the City of Fayetteville indicates that there are currently 121 disabled families residing in public housing and 374 disabled families receiving housing vouchers. Of the families residing in public housing, 784 families have requested handicap accessibility features for the housing units they reside in. One local official felt that the region’s housing was “years behind in compliance” with the Americans with Disabilities Act (ADA), due to a lack of knowledge of the rights and requirements of the ADA.

Interviews with local nonprofit domestic violence centers revealed that the local women’s shelter has 300-450 cases annually, housing approximately 30 victims of domestic violence monthly. The 2014 Point

in Time Count conducted by the CoC revealed that 37 adults counted as homeless were victims of domestic violence.

A Fall 2014 survey of area providers of services to low-income and homeless individuals and families found that agencies reported serving 16 victims of domestic violence; 39 people who had AIDS/HIV; 1,059 mentally ill people; and 906 with substance abuse disorders. It is possible that some of these clients received services from more than one agency, thus leading to some double-counting issues, but the data gives a sense of the dimensions of each subpopulation's need.

What are the most common housing problems?

The most common housing problems experienced by households in Fayetteville consist of substandard housing units, households that are overcrowded, housing cost burden greater than 50% of income as well as housing cost burden greater than 30% of income.

According to CHAS data, more than 30% of owner occupied households and nearly 44% of renter occupied households have one of the four housing problems. In total, 36.57% of all households in Fayetteville have one of the four common housing problems and nearly 18% have one of the four severe housing problems. There were 11,620 households with cost burden exceeding 50% of HAMFI and 14,840 households with cost burden exceeding 30% of HAMFI. Overall, housing cost burden exceeding 30% of HAMFI is the most common problem for families in Fayetteville.

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

Housing cost burden greater than 30% most frequently impacts small-related households. Families in households that rent also experience cost burden more frequently than homeowners indicating a need for more affordable rental housing options. Families with young children, particularly single parent households, are disproportionately affected by housing problems.

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

Individuals and families with children who are housed but at risk of residing in shelters or becoming unsheltered include many single parent households with heads of households earning less than 50% of HAFMI. It is difficult to estimate how many families in Fayetteville are “doubled-up” (families living with extended family or friends on a temporary basis) however; these families are at an increased risk of homelessness and are most commonly single mothers with young children. Other characteristics of families who are at imminent risk of facing homelessness include those who are recently unemployed or underemployed.

According to results of the 2015 Point in Time Count, there were 146 members of households with children residing in emergency, seasonal, or transitional housing at the time of the count.

Formerly homeless families and individuals who received rapid re-housing assistance require further assistance obtaining permanent housing solutions, financial management counseling, full-time employment with a living wage, reliable transportation, and long-term case management.

Many low- and extremely low-income families at imminent risk of homelessness need more housing options, especially for mothers with children, as well as employment opportunities. The City of Fayetteville’s Transit Department has extended service, but because the City and County are so spread out, it is difficult to provide service to people in rural areas. The lack of transportation affects these families’ ability to get to their jobs.

Hunger is also an issue for families with low or extremely low income. The county offers many different food banks, including those associated with the Salvation Army, Second Harvest, and various churches, as well as a “Backpack Buddies” program for students.

Families might also benefit from additional education regarding managing finances. For example, families might choose to live in an apartment rather than a weekly hotel if they could manage their finances to pay a monthly rent.

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

The At-Risk operational definition utilized within the Fayetteville/Cumberland County’s Point in Time counts utilizes that developed by HUD.

HUD Definition: At Risk Of Homelessness

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter AND
- (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons 2 or more times during the 60 days; OR
 - (B) Is living in the home of another because of economic hardship; OR
 - (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days; OR
 - (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
 - (E) Lives in an SRO or efficiency apartment in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than 1.5 persons per room; OR
 - (F) Is exiting a publicly funded institution or system of care; OR
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness

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

There are a variety of housing characteristics that have been linked with instability and an increased risk of homelessness. Individuals and families who have annual incomes less than 30% of the median family income could be at an increased risk of homeless. Other factors linked with increased risks for homelessness include loss of employment or inability to find employment, mental illness, credit issues, domestic abuse, disabilities, and struggles with addiction. Within a military community, veterans' experiences may bring other dimensions of instability, including post-traumatic stress disorder, family tensions, and physical disabilities that limit one's earning capacity.

Additionally, substandard housing exacts a physical, emotional, and economic cost on families that can promote instability. A May, 2011 study by the Center for Housing Policy suggests that affordable, decent, and safe housing can limit exposure to neurotoxins, allergens, and other dangers; increase

family stability; reduce stress; reduce risky behaviors, and improve health outcomes. A North Carolina study estimates that a conservative estimate of total costs due to substandard housing-attributable childhood illnesses, injuries, diseases and disabilities among North Carolina's children is nearly \$95 million (in 2006 dollars.)

Discussion

The data for the number of children in households was calculated through a combination of cross-referencing of 2010 Census Data, CHAS Data, the 2013 American Community Survey data and the small and large family household data provided within IDIS. Assumptions were based on the share of children under 6 in the overall population at large, and distributions by renter and owner income categories.

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

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

Introduction

A large percentage of extremely low- income and very low-income households in the City of Fayetteville experience one or more housing problems, with over 79% of those in the 30-50% median income level and 76% of those in the 0-30% median income level reporting one or more housing problems.

Household problems are those households occupying units without a complete kitchen or complete plumbing facilities, those that contain more than 1 person per room and/or pay more than 30% of their income to cover housing expenses. The percentage of household problems encountered may vary based on ethnicity/race. An ethnic/racial group is considered to have a disproportionately greater number of housing problems when the percentage of people in an ethnic group reporting housing problems exceed the percentage for all ethnic/racial groups as a whole by ten percentage points. Since the percentage of household problems can vary by income, households have been divided by median income to determine ethnic/racial groups with a disproportionately greater number of problems. The statistics for this assessment are based on the HUD CHAS 2007-2011 census data for the City of Fayetteville.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,820	989	1,155
White	2,135	290	730
Black / African American	3,865	535	339
Asian	115	0	10
American Indian, Alaska Native	64	0	0
Pacific Islander	0	0	0
Hispanic	258	49	74
Other	0	0	0

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
HUD CHAS 2007-2011 Census Data
Data Source Comments:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,594	1,735	0
White	2,250	890	0
Black / African American	3,550	790	0
Asian	235	35	0
American Indian, Alaska Native	69	0	0
Pacific Islander	4	0	0
Hispanic	218	10	0
Other	0	0	0

Table 16 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
 HUD CHAS 2007-2011 Census Data
 Data Source Comments:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,425	4,585	0
White	2,650	2,095	0
Black / African American	3,660	1,910	0
Asian	185	125	0
American Indian, Alaska Native	58	80	0
Pacific Islander	25	10	0
Hispanic	543	215	0
Other	0	0	0

Table 17 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
 HUD CHAS 2007-2011 Census Data
 Data Source Comments:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,365	5,379	0
White	1,020	2,720	0
Black / African American	1,120	2,015	0
Asian	55	75	0
American Indian, Alaska Native	40	8	0
Pacific Islander	0	18	0
Hispanic	119	200	0
Other	0	0	0

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

HUD CHAS 2007-2011 Census Data

Data Source Comments:

*The four housing problems are:

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

Discussion

The 0%-30%, 30%-50%, and 80%-100% median income groups, comprising 67.58% of the 0%-100% median income population, all have American Indian/Alaska Native populations with disproportionately greater housing problems. The Pacific Islander and the American Indian/Alaska Native population are the two smallest ethnic populations. The 50%-80% median income Hispanic population is the largest disproportionately affected housing problem group.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

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

Introduction

A large percentage of extremely low- income and very low-income households in the City of Fayetteville experience one or more housing problems, with over 67% of 0-30% area median income and almost 48% of 30-50% median income populations experiencing problems. Severe household problems are those households occupying units without a complete kitchen or complete plumbing facilities, those that contain more than 1.5 persons per room and/or pay more than 50% of their income to cover housing expenses. The percentage of household problems encountered may vary based on ethnicity/race. Therefore, an ethnic/racial group is considered to have a disproportionately greater number of severe housing problems when the percentage of people in an ethnic group reporting housing problems exceed the percentage for all ethnic/racial groups as a whole by ten percentage points. Since the percentage of household problems can vary by income, households have been divided by median income to determine ethnic/racial groups with a disproportionately greater number of severe housing problems. The statistics for this assessment are based on the HUD CHAS 2007 - 2011 census data for the City of Fayetteville.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,025	1,769	1,155
White	1,830	600	730
Black / African American	3,440	960	339
Asian	115	0	10
American Indian, Alaska Native	14	50	0
Pacific Islander	0	0	0
Hispanic	258	49	74
Other	0	0	0

Table 19 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
HUD CHAS 2007-2011 Census Data
Data Source Comments:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,983	4,335	0
White	1,370	1,760	0
Black / African American	2,064	2,260	0
Asian	139	130	0
American Indian, Alaska Native	59	8	0
Pacific Islander	0	4	0
Hispanic	109	119	0
Other	0	0	0

Table 20 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
 HUD CHAS 2007-2011 Census Data
 Data Source Comments:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,633	10,380	0
White	430	4,305	0
Black / African American	864	4,690	0
Asian	39	265	0
American Indian, Alaska Native	32	100	0
Pacific Islander	0	35	0
Hispanic	149	620	0
Other	0	0	0

Table 21 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
 HUD CHAS 2007-2011 Census Data
 Data Source Comments:

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	410	7,334	0
White	155	3,575	0
Black / African American	210	2,925	0
Asian	15	115	0
American Indian, Alaska Native	20	29	0
Pacific Islander	0	18	0
Hispanic	8	315	0
Other	0	0	0

Table 22 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
 HUD CHAS 2007-2011 Census Data
 Data Source Comments:

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The American Indian/Alaska Native population was the only disproportionately disadvantaged housing group in three of the four median income classifications. Contrastingly, only 21.9% of the American Indian/Alaska Natives in the 0%-30% median income population reported severe housing problems. The disproportionately disadvantaged Asian population in the 0%-30% population consists of 115 households reporting severe housing problems, compared with a total of 111 American Indian/ Alaska Natives in the three 30%-100% median income populations reporting severe housing problems. The Pacific Islanders were the only ethnic group in any classification to report no severe housing problems. There were no Pacific Islanders in the 0%-30% median income population.

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

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

Introduction:

A large percentage of extremely low- income and very low-income households in the City of Fayetteville experience one or more housing problems. One of the household problems is the financial burden created by those households in the 0-100% of the median income range who pay more than 30% of their income to cover housing expenses. The percentage of cost-burdened households may vary based on ethnicity/race. An ethnic/racial population is considered to have a disproportionately greater number of housing problems when the percentage of people in an ethnic/racial population reporting housing problems exceed the percentage for all ethnic/racial populations as a whole by ten percentage points. The various ethnic/racial populations were broken down by the percentage of income spent on housing related cost to determine the ethnic/racial populations who have disproportionately greater housing costs. The statistics for this assessment are based on the HUD CHAS 2007 - 2011 census data for City of Fayetteville.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	45,801	13,930	11,404	1,155
White	24,460	5,495	3,725	730
Black / African American	16,515	6,690	6,130	339
Asian	1,124	335	305	10
American Indian, Alaska Native	293	119	123	0
Pacific Islander	89	48	0	0
Hispanic	1,978	869	418	74

Table 23 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
HUD CHAS 2007-2011 Census Data
Data Source Comments:

Discussion:

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 of their income. Black, American Indian/Alaska Native, and Hispanic populations had the highest percentage reporting any financial housing burden, but they were

not disproportionately affected. The average for the whole population reporting no income or financial housing cost requiring 30% or more of their income was 36.64% versus 44.35% for Blacks, 45.23% for American Indian/Alaska Natives, and 40.76% for Hispanics.

Although Pacific Islanders were the only ethnic/racial population with a disproportionately greater number of housing problems requiring 30-50% of their income, the Pacific Islanders consisted of only 137 households or 19% of the population as a whole. There were no ethnic/racial populations as a whole disproportionately burdened by housing costs, either with a financial burden of 30% or more, or no income.

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

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

The Pacific Islander population were the only disproportionately group in Fayetteville in regards to a financial housing burden. In Fayetteville, the Asian, American Indian/Alaska Native, Pacific Islander, and Hispanic populations all had disproportionately severe housing problems. Asians and American Indian populations both had disproportionately housing problems. This information is detailed in table one and two under the overview of this section.

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

Discussions with government and other agency officials and citizen needs surveys suggest that families experiencing housing problems, including housing cost, also experience difficulties in obtaining enough food for their families, as well as adequate health and especially mental health care.

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

Several communities have a high concentration of housing problems, including the Bonnie Doone and Massey Hill areas, as well as downtown Fayetteville. Additionally, according to our CPD maps:

- the largest share of Asian population is west of downtown Fayetteville; near Fort Bragg; to the east of Eastover; and in West Fayetteville
- the largest concentration of American Indian/Alaska Native residents is east of downtown Fayetteville
- the largest concentration of Black or African-American residents is within the downtown Fayetteville, and the Bonnie Doone and Massey Hill areas
- the largest concentration of Native Hawaiian/Pacific Islander residents is in pockets of Western Fayetteville
- the largest concentration of people identifying as Some Other Race is to the west of downtown Fayetteville, Western Fayetteville, the Bonnie Doone area
- the largest concentration of White residents are in pockets of Western Fayetteville the largest concentration of people of two or more races is scattered throughout the city, including Western Fayetteville, and Bonnie Doone
- the largest concentration of persons of Hispanic/Latino ethnicity are in areas to the northeast and southwest of Bonnie Doone, in the downtown Fayetteville area, and throughout Western Fayetteville

- Comparing these population concentrations to the map of poverty rates by Census tract shows that many minorities, particular Blacks or African Americans, live in areas of high poverty

NA-35 Public Housing – 91.205(b)

Introduction

Because more affordable housing stock in the City of Fayetteville is needed, the role of public housing is critical for extremely-low, low, and moderate income families. Public Housing is managed by the Fayetteville Metropolitan Housing Authority, which offers 1,045 units, including 124 scattered site houses. The Housing Authority also issues 1,780 funded vouchers and 100 unfunded Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers. Currently, the waiting list for the Section 8 vouchers is closed, with an approximate five year wait time. The newest developments – family communities Hickory Ridge, Oak Run, and Sycamore Park, and senior communities Dogwood Manor, Azalea Manor, and Cypress Manor in the Carolina Commons development – were funded through a combination of Hope VI and local funding. The FMHA, continually designated a high-performing authority, seeks funding sources to provide decent, safe, sanitary, and affordable housing to low-income residents.

Totals in Use

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

Table 24 - Public Housing by Program Type
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Total Vouchers	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	8,705	9,305	0	9,341	7,767	0
Average length of stay	0	0	5	8	0	9	0	0
Average Household size	0	0	2	2	0	2	2	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	86	215	0	214	1	0
# of Disabled Families	0	0	121	374	0	370	4	0
# of Families requesting accessibility features	0	0	784	1,678	0	1,639	39	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 25 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher			
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
White	0	0	61	139	0	133	6	0	0	0
Black/African American	0	0	710	1,519	0	1,487	32	0	0	0
Asian	0	0	5	2	0	2	0	0	0	0
American Indian/Alaska Native	0	0	7	15	0	14	1	0	0	0
Pacific Islander	0	0	1	3	0	3	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0

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

Table 26 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 27 – Ethnicity of Public Housing Residents by Program Type

Data Source:

PIC (PIH Information Center)

Consolidated Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)

FAYETTEVILLE

52

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

Seven hundred eighty four public housing tenant families have requested accessibility features. Approximately 121 public housing families have a disabled family member, and 86 are elderly citizens. Among public housing tenants, transportation is the greatest need. The Housing Authority is not allowed to ask about disabilities or limitations of applicants, and so they do not have this information.

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

Clearly, affordable housing is a critical need. According to Tables 34 and 37 (MA-15), the median contract rent in Fayetteville is \$665, with Fair Market Rents for a 2-bedroom apartment at \$747. In order to afford the \$665 median contract rent and still pay less than 30% in rent (not counting utilities, etc), a family would have to earn over \$26,600. Per Table 25, the average income of public housing residents is \$8,705.

In addition to the need for housing, the Fayetteville Metropolitan Housing Authority (FMHA) has noted an increase in the need among public housing tenants and applicants on the waiting list for immediate food assistance. The FMHA has tried to meet this need through work with its food bank, but has found difficulties in managing the storage and refrigeration of food. The agency has not determined if the problem is one of a food stamp shortfall or more people in a household than those for whom food stamps are allotted.

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

Many low- and extremely low-income families at imminent risk of homelessness need more housing options, especially for mothers with children, as well as employment opportunities. Families might also benefit from additional education regarding managing finances. For example, families might choose to live in an apartment rather than a weekly hotel if they could manage their finances to pay a monthly rent.

The City of Fayetteville's Transit Department has replaced 22 fixed route buses and completely rehabilitated two others. It has extended service lines and service hours, especially within the newly-annexed western region of Fayetteville, but because the City and County are so spread out, it is difficult to provide service to people in rural areas. The lack of transportation affects these families' ability to get to their jobs.

Anecdotally speaking, agency officials have noticed an increase in the Food Bank populations throughout the region, including long lines several people wide. Among agencies surveyed providing meals and food assistance, estimates of clients for these services range upward of 2,000 families. The county offers many different food banks, including those associated with the Salvation Army, Second Harvest, and various churches, as well as a "Backpack Buddies" program for students.

Discussion

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.

Average rents in the City of Fayetteville are much higher than are affordable to the typical public housing tenant, who would have to earn 3X the average public housing income to afford an apartment at the median contract rent of \$665 per month.

The Fayetteville Metropolitan Housing Authority also noted that the public housing population has aged, with the youngest tenants generally around 35-40 years old (with the exception of the new Hope VI development.)

Public housing families and voucher holders also need support with food and meals assistance, as well as transportation to work and school. Employment opportunities, and financial management education, would also support families in meeting their basic expenses.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The local CoC conducted the 2015 Point-in-Time (PIT) Homeless Count which reported a total of 593 persons who were literally homeless. In addition, 68 were persons who were reported imminent/at-risk of being homeless. The local school district reported 528 students as being homeless or at-risk of being homeless. A Homeless Needs Assessment prepared by a consultant in November 2014, identified the needs in the community and correlates with the 2015 PIT Count data and demonstrates a shortage of affordable housing units available to those populations with incomes 30% or below the area median income to include homeless persons information.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	10	136	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	356	91	0	0	0	0
Chronically Homeless Individuals	119	4	0	0	0	0
Chronically Homeless Families	8	0	0	0	0	0
Veterans	44	14	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	1	0	0	0	0

Table 28 - Homeless Needs Assessment

Data Source Comments: 2015 Point-in-Time Homeless Count conducted by the local Continuum of Care.

Indicate if the homeless population is: Has No Rural Homeless

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

A recent Point-in-Time (PIT) Homeless Count conducted within a 24 hour period during January 28, 2015 through January 29, 2015, indicates a 22% increase in the total number of chronically homeless persons compared to the previous year's PIT count. However, this increase (59%) occurred in chronically homeless individuals while there was a decrease (69%) in the number of chronically homeless families. The 2015 PIT Count reported a 32% decrease in households with children and a 14% decrease in households with veterans. There was only one household with only children reported during the 2014 PIT Count while the 2015 PIT Count reported none.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	49	128
Black or African American	167	218
Asian	1	0
American Indian or Alaska Native	8	7
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	12	14
Not Hispanic	215	352

Data Source

Comments:

2015 Point-in-Time Homeless Count conducted by the local Continuum of Care.

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

An issue of local concern is the lack of understanding about the definition of homelessness when applied to young people under 18. Children who are living “doubled up” with relatives, or in hotels or substandard trailers, are also considered homeless. Identifying these children and providing them with appropriate educational, transportation, and school support services is a challenge for school social workers. One provider called homeless children “the invisible ones.”

As of March, 2015, 528 students had been identified as homeless; however, school officials consider this an under-representation of the true state of homeless children, as disclosure of one’s living arrangements is voluntary. More than 75% of these homeless children are currently “couch surfing” or staying with relatives. These children tend to be at higher risk of dropping out of school or not attending college.

The 2015 PIT Count estimated 146 families with children and 447 individuals that were identified as literally homeless. In addition, the 2015 PIT Count identified 2 veterans with families and 56 single veterans as literally homeless.

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

Nationally, in 2013, AHAR data suggests that members of minority groups are most vulnerable to homelessness, with 1 in 134 minorities and 1 in 68 African Americans were homeless in shelter in 2013. Nonetheless, while minority individuals in poverty increased from 2007-2013, minority individuals in shelter programs declined by 11.2% over that period.

Nationally, although only 20.4 percent of the total U.S. veteran population identified themselves as part of a racial minority group, according to AHAR, nearly half (49.8%) of sheltered veterans in the U.S. were in a minority group.

According to 2015 PiT Count, African Americans make up the largest portion of homeless populations at 65%. Whites make up the second largest portion of homeless persons identified at 30%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

From October 1, 2012 through September 30, 2013, one in every 181 Americans was homeless in shelter at some point.

National data suggests that 55% of the 369,571 people counted in the 2013 Point in Time Count lived in shelters, with 45% unsheltered. Over 86% of families, and 60% of veterans, were sheltered. In Cumberland County, more single men live unsheltered on the streets, while more families are doubled up or "couch surfing."

According to the 2015 PiT Count, households without children make up the largest portion of unsheltered and sheltered homeless population. Among the households without children, 28% (123) were identified as chronically homeless of which 96% (119) were unsheltered.

Discussion:

The 2015 PiT Count shows that the homeless populations with the greatest need are "chronically homeless" persons. Among the chronically homeless populations 20% of persons have been identified with a mental illness and 21% with substance abuse. The PiT Count also shows a decrease homelessness among the veteran population due to an increase in available permanent housing options and supportive services designated for veterans. Although, the 2015 PiT Count do not show a significant amount of homeless families with children, the local school district had identified 528 students that were either literally homeless or imminent/at-risk of being homeless. In addition, 68 persons

were reported during the 2015 PiT Count as being imminent/at-risk of being homeless. Therefore, more efforts will be taken to increase the supply of affordable permanent housing for the targeted population.

Cumberland County Continuum of Care on Homelessness (CoC) officials have identified a strong need for supportive services to sustain families over the long-term and to build their long-term self-sufficiency. Working with a case manager to obtain and coordinate health care, benefits, education, and job training can be key to sustained success.

Because many families may still be traumatized from their experiences, long-term mental health care is critical. Additionally, job training – especially for those without a high school diploma – and education on budgeting and financial management can help families to break free of the cycle of homelessness.

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

Introduction:

The presence of Fort Bragg, with a population of 38,457, strongly affects special needs of the overall area. While the county's overall population is 3.3% of that of North Carolina, the county is home to 5.77% of the state's veterans (42,655), with 28,262 residing in Fayetteville. The large veteran population also presents special challenges to policymakers and support service providers.

In 2013, the share of the City's under 65 population that reported a disability was 10%, vs. 8.4% in the U.S. Six percent of Fayetteville's population is foreign-born, with 12% speaking another language besides English in their home; by contrast, 10.9% of North Carolinians speak another language besides English in their home.

Approximately 19,800 Fayetteville citizens, or 9.7% of the city's population, is aged 65 or over.

Describe the characteristics of special needs populations in your community:

The transient nature of the Fayetteville military bases creates its own set of public policy challenges, in terms of not providing the strong network of social and familial supports necessary for the stable support of special needs populations.

A Fall 2014 survey of City and County governmental and nonprofit agencies supporting low-income people with special needs, including homeless people with special needs, offered services to 7,343 people. (It must be noted that some of the 7,343 clients may have received services from more than one agency, potentially reducing the numbers.) Over 2/3 of the clients served were individuals in comparison to families served.

Over 42% of the clients served were chronically homeless people; nearly 19% were mentally ill; over 16% had substance abuse issues; and over 15% were veterans.

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

Discussions with agencies and nonprofits serving special needs populations, care provider surveys, CoC agency surveys, and citizen surveys have shown that for nearly all of the populations, the needs for housing, transportation, employment, and medical services are great.

Special needs populations within the City of Fayetteville limits tend to interact more successfully with support services for several reasons: (1) they are in closer proximity to most resources; (2) they have better access to public transportation, if needed; (3) they are in closer proximity to other people in similar situations who can direct them to appropriate services.

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

The North Carolina HIV/STD Surveillance report data for 2014 shows that Cumberland County ranks fourth behind Mecklenburg, Wake, and Guilford counties in the number of newly reported HIV infections, with 98. This represents an increase from 68 in 2012 and 82 in 2013.

The majority of Cumberland's population that is being affected by HIV/AIDS are young homosexual African American men. This population is at risk due to many different factors including the participation in certain types of sex that increase the chance of HIV/AIDS transmission, lack of condom use, and a lack of testing for HIV/AIDS.

The hospital notes success in obtaining placement in group homes for people with HIV/AIDSs, but People with HIV/AIDS find difficulty in getting housing services because of their disability, whether through private housing or public facilities. Some families provide significant emotional and logistical support (such as transportation) to family members dealing with their diagnosis. Other families of individuals diagnosed with HIV/AIDS feel very stigmatized regarding HIV/AIDS and are of no support to the individual. In some cases and individuals HIV/AIDS status cannot be shared with family due to fear of how the family may react, and how the individual may be treated by their own family in the future.

Discussion:

As with most individuals, the life of a person with special needs is greatly influenced by their family support, making the need to educate and support families an especially critical element of care. For some elderly people in need of assisted living housing, arrangements can be complicated by the presence of adult children living with the senior citizen who rely on that senior's social security income, sometimes making them resistant to the placement of the elderly person outside the home.

For the predominantly young African-American male population dealing with HIV/AIDS, their families are unique in regards to the amount of stigma of HIV/AIDS harbored by the family, and how supportive the family will be to the family member while dealing with an HIV/AIDS diagnosis.

Lastly, the circumstances of military widows and widowers from other countries without strong family ties in the region, complicates their ability to receive supportive services.

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

Describe the jurisdiction’s need for Public Facilities:

City residents’ surveys repeatedly expressed interest in recreational public facilities, such as parks, greenways, golfing grounds, tennis courts, community gardens, pools, sidewalks, transit, running and walking trails, and bike and pedestrian options. One respondent suggested “quality of life improvements in parks and recreation.” Others suggested a city-wide mailing of Parks and Recreation Programs and Activities.

One respondent suggested building a few barracks-type buildings, with bathroom facilities and lots of bunks, to be staffed by churches. Such buildings could be used for white flag night or special events (like free housing for marathon or Dogwood Festival workers.) Others suggested that Habitat for Humanity could build in the community. Another suggested that public-private co-housing communities might help utilize vacant infill properties near downtown Fayetteville.

Specific housing needs including more affordable housing for elderly people, including “granny flats” in less dense areas; emergency housing for homeless people; mental health group housing and treatment facilities; affordable housing for minimum wage earners and their families.

Some suggested a Day Resource Center/Community Center for seniors, especially in West Fayetteville. Some felt the Blue Street Senior Center needs a complete overhaul. Seniors might also benefit from educational services on living on a fixed budget. A Recreational Center for youth was also proposed, with PAL programs and more recreational equipment; the closest center at Spivey is not accessible without transportation.

Additionally, among 29 Fayetteville residents who completed an online Citizens Needs Assessment, those service needs most highly ranked were Job Creation/Retention (88%); Job Training (77%); Mental Health Services (73%); Health Care Services (65%); Youth Services (62%); Services for Homeless Persons (60%); and Services for Disabled Persons (60%).

How were these needs determined?

These needs were determined through input from public meetings, surveys of the public, and discussions with public officials.

Describe the jurisdiction's need for Public Improvements:

Some respondents suggested signage introducing the area, as well as for a Welcome sign at The Mills. Another suggested the beautification of Bragg Boulevard, Murchison Road, Skibo Road, and Raeford Road.

Some survey respondents suggested a need for more street lights, such as the LED lighting tested at Delcross. One respondent suggested traffic calming devices and stop signs in the Waters Edge neighborhood, which a 2012 traffic study deemed to have an unusual amount of traffic. Another respondent suggested utilizing PWC to add net metering to smart grid updates.

Another suggested storm drains and road improvements generally; one specifically noted drainage problems on Lincoln Drive. One respondent noted the need to clean up the logs at the end of Deep Creek Road.

As the Taylor Drive neighborhood has aged, residents, mostly seniors and disabled people, require assistance to make much-needed improvements to their homes. Another mentioned sub-standard rental properties in the Seabrook Community (enforcement of RAMP).

Another suggested improving the traffic flow at Cliffdale at rush hour, by reinstalling red light cameras, promoting Nextdoor.com and other information systems.

Other suggested the installation of surveillance cameras for public safety.

One respondent suggested expanding bus routes city- and county-wide, including in Bonnie Doone. Others suggested more bus stops and direct routes.

Other suggestions included changing the state law to make the city's Fiber Optic system available for public use.

How were these needs determined?

These needs were determined through input from public meetings, surveys of the public, and discussions with public officials.

Describe the jurisdiction's need for Public Services:

Some survey respondents suggested more job training programs, including opportunities for people who have criminal records to be bonded. Some suggested more rehabilitation programs for drug and alcohol abuse. One commended the Hawker program.

Another resident suggested structured programming for youth, young families, and senior citizens.

Others expressed a need for more mental health facilities, especially for homeless people. Others hoped that veterans, especially homeless veterans, could be made better aware of the resources available to them. One suggested "Feed the Homeless Day" every Saturday morning at Good Hope Church/Mable C Smith Park, using donations and community food drives to fund.

Some suggested support in reducing drug and gang violence and crime in particular areas, including the Murchison/Davis Street area; Bragg Boulevard down by American Storage; Gillespie Steet/Blount Street Area, Nimocks Avenue. Another suggested that reducing crime is critical to attracting more business to the region. One respondent mentioned feeling intimidated by homeless people panhandling at Bragg Boulevard and Santa Fe. Police could also conduct more open forums; perhaps the police department could establish a sub-station and community watch program.

One respondent suggested more meetings between city officials and community leaders, with stronger communications and investment in community created programs.

Other suggestions were for supporting effective nonprofit organizations, and helping nonprofit organizations to find ways to coordinate their efforts. Another suggested that churches could work more closely with nonprofits, police, and schools to support troubled families.

One respondent suggested a New Deal program to hire homeless people and to establish recreational parks. A related comment suggested that homeless people should have the opportunity to utilize their craft or other skills to find employment.

Various respondents and officials suggested more diversification in city industries. Another offered Trade School type training in the summer for interested high school students. General classes in budget, finance, and basic repairs would benefit many citizens. One respondent suggested utilizing churches for summer school.

Another suggested a Resource Center with computers where the community can conduct web searches to help seek funding, land/building, or opportunities for small businesses to thrive.

Another mentioned evening/after-hours programs and activities.

How were these needs determined?

These needs were determined through input from public meetings, surveys of the public, and discussions with public officials.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Over the last ten years, the City of Fayetteville has annexed portions of Cumberland County, with the City growing most quickly in the west. Additionally, it has annexed non-contiguous new subdivisions whose developers seek to be connected to municipal water. Since 2000, 61% of all new construction has been renter-occupied construction (Table 30); by contrast, 32% of the county's construction since 2000 has been owner-occupied units.

The presence of a large, dynamic military population has a significant effect on housing development within the City and County. With the rapid churn of the county's population, including approximately 30,000 people moving into Cumberland County each year and another 30,000 moving out of the county, the housing market is in constant movement. According to 2013 Census data, only 73.7% of Fayetteville residents reported living in the same house for at least one year between 2009 and 2013, vs 84.9% of US citizens.

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). For 2015, the BAH for Fort Bragg and Pope Air Force Base ranges from \$1,161 to \$1,947 monthly for a family with dependents (based on rank). As a result, housing costs for the rest of the City remain relatively inflated. Further, much of the housing growth tends to be new housing aimed at the military market and its middle-class and upper middle-class salaries.

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

Introduction

Over the last ten years, the City of Fayetteville has annexed portions of Cumberland County, including a portion of Fort Bragg, with the City growing most quickly in the west. Additionally, it has annexed non-contiguous new subdivisions whose developers seek to be connected to municipal water. Since 2000, 61% of all new construction has been renter-occupied construction (Table 30); by contrast, 32% of the county's construction since 2000 has been owner-occupied units.

The presence of a large, dynamic military population has a significant effect on housing development within the City and County. With the rapid churn of the county's population, including approximately 30,000 people moving into Cumberland County each year and another 30,000 moving out of the county, the housing market is in constant movement. According to 2013 Census data, only 73.7% of Fayetteville residents reported living in the same house for at least one year between 2009 and 2013, vs 84.9% of US citizens.

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). For 2015, the BAH for Fort Bragg and Pope Air Force Base ranges from \$1,161 to \$1,947 monthly for a family with dependents (based on rank). As a result, housing costs for the rest of the City remain relatively inflated. Further, much of the housing growth tends to be new housing aimed at the military market and its middle-class and upper middle-class salaries.

As Table 29 suggests, 63% of all residential property is comprised of 1-unit detached structures, with 5% containing 20 or more units. Among owner-occupied housing, 90% features 3 or more bedrooms, while less than half that percentage of renter-occupied housing features 3 bedrooms or more.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	54,235	63%
1-unit, attached structure	4,462	5%
2-4 units	6,464	8%
5-19 units	12,890	15%
20 or more units	4,092	5%
Mobile Home, boat, RV, van, etc	3,818	4%
Total	85,961	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	134	0%	379	1%
1 bedroom	157	0%	4,874	14%
2 bedrooms	3,602	9%	14,749	42%
3 or more bedrooms	35,836	90%	15,418	44%
Total	39,729	99%	35,420	101%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Property Type	Number	%
1-unit detached structure	54,235	63%
1-unit attached structure	4,462	5%
2-4 units	6,464	8%
5-19 units	12,890	15%
20 or more units	4,092	5%
Mobile home, boat, RV, van, etc.	3,818	4%
Total	85,961	100%

Table 31 - Residential Properties by Number of Units

Clientel Served	Complexes without Wait Lists	Complexes with Wait Lists (TOTAL)	Complexes without Wait Lists	Complexes with Wait Lists Income <30%
Singles	11	13	0	11
Singles with Developmental or Physical Disabilities	3	5	0	4
Couples	0	4	0	3
Elderly	7	3	0	3
Families	20	13	0	8
Families with Member with Developmental Disabilities	1	1	0	1

Table 32 - Housing Wait Lists by Clientel Served

Expiration Date	Number of Developments Expiring	Total Number of Units Expiring
2017-2018	1	48
2019-2020	2	96
2023-2024	1	36
2024-2025	2	128

2025-2026	1	60
2027-2028	1	48
2028-2029	1	48
2029-2030	1	80
2031-2032	4	408
2033-2034	1	118

Table 33 - 1,070 Units Expected to be Lost

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

Appendix XX provides information regarding 27 developments offering government-subsidized permanent housing to low-income people, including information on income levels served; the type of clients served; and wait lists.

The analysis identified 4,148 units of affordable housing, of which 869, or 21%, were available to those earning less than the 30% median income established by HUD. Approximately 150 of those units are targeted to people with disabilities.

Another 1,530 units were available to individuals or families within the 40%-60% of median income range, and another 236 were available to individuals, families, or elderly (including elderly with disabilities) people within the 40%-60% of median income range.

Seventy nine units (without income guidelines) are targeted to people with disabilities, including 12 units for homeless people or families with disabilities. Another 104 units (without income guidelines) are targeted to elderly people.

Most housing developments serve more than one type of client. The table below shows that waiting lists predominate housing for singles, singles with developmental or physical disabilities, and couples. Twenty of the housing developments have wait lists, ranging from 1-2 weeks to three years.

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

As identified in Table 33, sixteen developments have expiration dates for funding, beginning as soon as 2017 and extending as far as 2034. This will lead to the loss of 1,070 units.

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

The 39,457 people associated with the Fort Bragg military installation create unique features of the housing market. The military population is very dynamic and fluid, contributing to the approximately 30,000 people moving into and an additional 30,000 people moving out of the County every year. Each in-migration and out-migration represents approximately 10% of the county's population. Within those totals are approximately 2,000 foreign people moving into Cumberland and 2,000 other foreign people moving out

This type of churning within the region's real estate market creates higher prices for all housing stock; additionally, it focuses market forces on serving those active segments of the market catering to military families. 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). For 2015, the BAH for Fort Bragg and Pope Air Force Base ranges from \$1,161 to \$1,947 monthly for a family with dependents (based on rank). As a result, housing costs for the rest of the City remain relatively inflated.

In 2014, of the 847 new home listings, no new homes were constructed in the \$<99,999 price range, according to the Fayetteville Regional Association of Realtors.

As a result, the smallest available supply of existing homes is in the \$<74,999 market (4.98 months). Of 4,431 closings of existing homes in 2014, 1,300 (29%) were in the \$<74,999 category. The next highest number of closings of existing homes, 554 in the \$100-124,999 range, is less than half.

Describe the need for specific types of housing:

As stated above, there are fewer available homes within the \$<74,999 inventory range than any other segment of the market. Of the 847 new home listings in 2014, only 33 (3.9%) sold for under \$150,000.

Units for individuals are needed. Despite the addition of over 642 units through the Hope VI-funded Carolina Commons (249 replaced torn-down housing), a public housing waiting list of 600 applicants still exists. Over half of those on the waiting list are single individuals, often elderly applicants, who today comprise 9.7% of the City's population. Additionally, with the growth of single individuals among the homeless population, more housing will be needed to meet their needs.

Nearly 1,800 families currently have Section 8 or VASH vouchers, and the wait list for Section 8 vouchers has been closed for several years.

At the same time, 89% of the imminent or at-risk for homelessness population is comprised for family, underscoring the need for more family housing.

Discussion

The City already faces a housing shortage, and the smaller percentage of renter-occupied units with 3+ bedrooms results in a tighter housing supply for larger families. Further, in the next 10 years, the region will lose 308 units of affordable housing through expirations, or approximately 7.4% of its stock. The City will continue to face challenges in increasing or maintaining the current supply of affordable housing. Federal funding, local investments in affordable housing, the state of the economy, and employment opportunities will affect families' abilities to obtain safe, appropriate housing.

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

Introduction

Of the 35,420 rental properties in Table 35, 23,630 (67%) are considered affordable to those making below the area median income. By contrast, 88% of Cumberland County's rental properties are affordable to those earning less than the area median income. However, Table 36 shows that only 5.4% of rentals are affordable to those making 30% or less of the area median income, with 19.5% affordable to those families making 31-50% of HAMFI, and 75% available to those at 80% HAMFI.

According the Fayetteville Regional Association of Realtors, in 2014, of the 847 new home listings, no new homes were constructed in the \$<99,999 price range. As a result, the smallest available supply of existing homes is in the \$<74,999 market (4.98 months).

The ability of families with income at 65% AMI or 50% of AMI to find suitable homes at the Fair Market Rate (FMR) is significantly limited. Families at 65% AMI have a shortfall of 14% of the FMR for a 3 Bedroom Apartment and a 25% shortfall for a 4 Bedroom. Among families at 50% AMI, shortfalls range from 18% for a 1 Bedroom to over 64% for a 4 Bedroom.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	87,200	121,100	39%
Median Contract Rent	470	665	41%

Table 34 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,975	28.2%
\$500-999	21,282	60.1%
\$1,000-1,499	3,639	10.3%
\$1,500-1,999	467	1.3%
\$2,000 or more	57	0.2%
Total	35,420	100.0%

Table 35 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,275	No Data
50% HAMFI	4,608	2,745
80% HAMFI	17,747	8,734
100% HAMFI	No Data	12,833
Total	23,630	24,312

Table 36 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	580	584	747	999	1,258
High HOME Rent	581	624	751	858	938
Low HOME Rent	462	495	595	686	766

Table 37 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Fair Market Rent Compared to Income Level	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FMR to 65% AMI (High) Rent	0.2%	6.8%	0.5%	-14.1%	-25.4%
FMR to 50% AMI (Low) Rent	-25.5%	-18.0%	-25.5%	-45.6%	-64.2%

Table 38 - Fair Market Rent Compared to Income Level

Is there sufficient housing for households at all income levels?

Of the 35,420 rental properties in Table 35, 23,630 (67%) are considered affordable to those making below the area median income, reflecting the market reality that those with higher incomes may choose to purchase homes. By contrast, 88% of Cumberland County's rental properties are affordable to those earning less than the area median income. However, Table 36 shows that only 5.4% of rentals are affordable to those making 30% or less of the area median income, with 19.5% affordable to those families making 31-50% of HAMFI, and 75% available to those at 80% HAMFI.

Limited data is available regarding homes available for ownership to those with incomes at or below the area median. Based on the data available in Table 8, nearly 53% are affordable to those making 100% of the area median income, with 36% available to those at 80% HAMFI and only 11% available to those making 31-50% of HAMFI.

A November, 2014 study by Trulia, the online real estate listing service, defined a payment as affordable to the middle class if the total monthly payment, including mortgage, insurance, and property taxes, is less than 31% of the metro area's median household income. With a \$44,900 median area income, Fayetteville families would need to pay no more than \$1,160 per month.

By Table 35 above, approximately 88% of the rental market is comprised of rents of under \$1,000 per month, which suggests the middle class has a reasonable share of rental options.

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

Data in Table 34 suggests that the median home value increased 39% from 2000-2011, while rents increased 41% over the same period. According to the Fayetteville Regional Association of Realtors, the average price for an existing home sale has held somewhat steady from 2011 to 2014, in fact dropping from the low \$130,000s to the high \$120,000s in 2013 and 2014. Average new home prices jumped from nearly \$209,000 in 2012 to \$222,529 in 2013, with a slight drop to \$221,645 in 2014.

However, according the Realtors Association, in 2014, of the 847 new home listings, no new homes were constructed in the \$<99,999 price range. As a result, the smallest available supply of existing homes is in the \$<74,999 market (4.98 months). Of 4,431 closings of existing homes in 2014, 1,300 (29%) were in the \$<74,999 category. The next highest number of closings of existing homes, 554 in the \$100-124,999 range, is less than half.

If the US military reduces its troop levels within the Fayetteville region, it is possible that an increased supply of housing would results in lower rents and housing prices. However, it is unclear if housing costs would decline to the means of families making less than 80% of the area median income.

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

At the FAIR market rent (Table 38), however, the ability of families with income at 65% AMI or 50% of AMI to find suitable homes is significantly limited. As the attached table shows, families at 65% AMI have a shortfall of 14% of the FMR for a 3 Bedroom Apartment and a 25% shortfall for a 4 Bedroom. Among families at 50% AMI, shortfalls range from 18% for a 1 Bedroom to over 64% for a 4 Bedroom.

This suggests that additional subsidies to families, especially larger families at the 50% AMI level, would significantly strengthen their ability to afford housing to meet their family's needs.

Discussion

Within the Fayetteville region, 30,000 people migrate into the area each year, and another 30,000 people migrate out of the area. This type of churning within the region's real estate market creates higher prices for all housing stock; additionally, it focuses market forces on serving those active segments of the market catering to military families. 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). For 2015, the BAH for Fort Bragg and Pope Air Force Base ranges from \$1,161 to \$1,947 monthly for a family with dependents (based on rank). As a result, housing costs for the rest of the City remain relatively inflated, and workers at lower-wage jobs are often priced out of affordable housing.

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

Introduction

Fifty three percent of owner-occupied housing and forty four percent of renter-occupied housing was built before 1980, including 6% of each built before 1950. Compared to the county outside the city limits, the City's housing stock is proportionately older. A need clearly exists for the rehabilitation of owner- and renter-occupied housing: 30% of owner-occupied and 44% of renter-occupied housing has at least one housing condition. Ninety nine percent of owner-occupied housing has only one condition, whereas 96% of renter-occupied has one condition, 4% has two conditions, and a small number have three conditions.

An online visual inspection by a real estate broker and home inspector of 233 vacant buildings through the City of Fayetteville's Boarded-Up Buildings program. The buildings were reviewed for their potential to be rehabilitated or renovated, based on their obsolescence and a cost-benefit approach. Input from local board of Realtors was utilized to estimate habitability or potential for rehabilitation according to property types. Based on that analysis, as well as research regarding available REO and Abandoned REO properties from Realty Trac, the Fayetteville Regional Association of Realtors, and Zillow, it is estimated that as many as 2,258 homes, condominiums, apartments, and townhomes may be suitable for rehabilitation.

Definitions

Standard Units meet the HUD Housing Quality Standards and all state and local codes. Substandard units are those in poor condition and both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,877	30%	14,755	42%
With two selected Conditions	144	0%	624	2%
With three selected Conditions	33	0%	52	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	27,675	70%	19,989	56%
Total	39,729	100%	35,420	100%

Table 39 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,568	12%	7,218	20%
1980-1999	14,323	36%	11,996	34%
1950-1979	18,627	47%	13,944	39%
Before 1950	2,211	6%	2,262	6%
Total	39,729	101%	35,420	99%

Table 40 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,838	52%	16,206	46%
Housing Units build before 1980 with children present	3,479	9%	5,320	15%

Table 41 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,592	176	1,768
Abandoned Vacant Units	0	0	0
REO Properties	333	0	333
Abandoned REO Properties	333	0	333

Table 42 - Vacant Units

Alternate Data Source Name:

HUD CHAS 2007-2011 Census Data

Data Source Comments:

Need for Owner and Rental Rehabilitation

Fifty three percent of owner-occupied housing and forty four percent of renter-occupied housing was built before 1980, including 6% of each built before 1950. Compared to the county outside the city limits, the City's housing stock is proportionately older. A need clearly exists for the rehabilitation of owner- and renter-occupied housing: 30% of owner-occupied and 44% of renter-occupied housing has at least one housing condition. Ninety nine percent of owner-occupied housing has only one condition, whereas 96% of renter-occupied has one condition, 4% has two conditions, and a small number have three conditions.

An online visual inspection by a real estate broker and home inspector of 233 vacant buildings through the City of Fayetteville's Boarded-Up Buildings program. The buildings were reviewed for their potential to be rehabilitated or renovated, based on their obsolescence and a cost-benefit approach. Input from local board of Realtors was utilized to estimate habitability or potential for rehabilitation according to property types. Based on that analysis, as well as research regarding available REO and Abandoned REO properties from Realty Trac, the Fayetteville Regional Association of Realtors, and Zillow, it is estimated that as many as 2,258 homes, condominiums, apartments, and townhomes may be suitable for rehabilitation.

To manage blight, in 2012 the City started the Boarded Buildings program, which requires a homeowner to pull a permit to board up their residence for up to 3 years. These homes may be rental homes that fall into disrepair, inheritances, or homes of military people who've moved out of the area. In 2015, some of these will expire, but there's no provision for what should happen to these homes or permits. The City also offers a downtown loan program to buy buildings and renovate them, as well as company incentives on a case-by-case basis.

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

Based on their year built, and the assumption that as many as half of all units built before 1980 may contain lead-based paint, up to 27,321 housing units within the City of Fayetteville may have lead-based paint. This total includes 13,898 owner-occupied units and 13,423 renter-occupied units.

Based on Tables 36 and 38, we assume that 67% of renter-occupied housing and 61% of owner-occupied housing is affordable to families with income up to the median area income. Therefore, we estimate that up to 8,505 owner-occupied and 8,955 renter units may be occupied by low or moderate income families, or 17,460 total units.

Discussion

The presence of older housing stock presents some complications for families and policymakers, including the need to educate families about the risks of lead-based paint. The significant supply of vacant and abandoned housing that may be suitable for rehabilitation offers an opportunity for a more cost-effective approach to creating more affordable housing for low-income and moderate-income families.

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

Introduction

The need for public housing is acute in the City of Fayetteville. According to Tables 34 and 37, the median contract rent in Fayetteville is \$665, with Fair Market Rents for a 2-bedroom apartment at \$747. In order to afford the \$665 median contract rent and still pay less than 30% in rent (not counting utilities, etc), a family would have to earn over \$26,600. Per Table 21 (NA-35), the average income of public housing residents is \$8,705.

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.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available	76	0	1,841	3,596	0	3,596	529	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 43 – Total Number of Units by Program Type

Alternate Data Source Name:
Fayetteville Metropolitan Housing Authority
Data Source Comments:

Describe the supply of public housing developments:

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

All public housing has received scores of 90 or above in their most recent reviews, confirming that it is in very good condition. One of the housing development with the lowest scores 70-year old Grove View Terrace, is in the process of being torn down and replaced with new construction. Housing for seniors will likely be renovated or relocated to another site that offers elevator service. The Physical Inspection Scores data within the HUD User database (and reported below) are slightly older and therefore reflect slightly lower scores for some developments.

Public Housing Condition

Public Housing Development	Average Inspection Score
Azalea Court	100
Holland Homes	97
Grove View Terrace II	88
Campbell Terrace Phase II (Oak Run Phase II)	99
Melvin Place-Point Place	97
Scattered Site Housing	92

Table 44 - Public Housing Condition

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

The FMHA will be tearing down and replacing the 70-year old Grove View Terrace development with new construction. The Hillside Manor development, which has 32 units for elderly people, will be rehabilitated to support the special needs of elderly people. Three hundred and ten units of public housing, about one third, were built in 1971-1972. The FMHA will seek additional opportunities to work in public-private partnerships to develop more public housing through the Rental Assistance Demonstration Program (RAD).

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

The FMHA has very strict guidelines and security policies for its residents. Quarterly inspections for pests, maintenance visits, and visits by housing management provide the authority an opportunity to ascertain that tenants are meeting the FMHA guidelines regarding criminal behavior and drug or alcohol abuse. For tenants on probation, inspections occur on a monthly basis. The FMHA works closely with local authorities and will remove tenants for serious infractions; in the late 1990s, the organization worked with local, state, and federal law enforcement to bring 300 people engaging in illegal activity to federal prisons. The FMHA estimates that the 20+year partnership with law enforcement has led to a 95% reduction in crime levels and the severity of crimes committed. Today, the authority maintains a "trespasser" list of 2,500 people.

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.

Discussion:

The average income of public housing residents is \$8,705, and the average income of voucher holders is \$9,305. Families have shown 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.

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

Introduction

In fall, 2014, an extensive needs assessment analyzed the available housing and services to homeless, at-risk of homelessness, imminently homeless, and low-income populations and identified gaps. The Appendix provides complete listings of Emergency and Transitional Housing; Permanent Housing; and Related Services, while this section highlights some of those housing and service providers.

Among the findings of that analysis:

- Available emergency and transitional shelters are at or near capacity
- Little capacity exists to accommodate unsheltered people or those at risk of homelessness within the current supply of emergency and transitional housing
- Only 21% of permanent housing units utilize HUD 30% income requirements
- All of the HUD 30% housing has wait lists
- Wait lists range from 1-2 weeks to 3 years
- 1-bedroom apartments have some of the longest waiting lists
- An increased number of single homeless adults will need more emergency and permanent housing
- With 89% of the imminent or at-risk for homelessness population comprised of families, the need for family housing is also critical
- Funding for 16 housing developments will expire within the next 3-18 years, and the housing could be converted to market-rate housing
- The greatest number of organizations (37) offered food banks or meals service.
- 15 organizations offered clothing closetsAmong survey respondents:
- Emergency housing for Families, Single Males, and Single Females was the most referred service
- Permanent housing for Single Males was the most frequently-offered direct service, followed by permanent housing for Families, for Single Women, and Permanent Supportive Housing for People with Disabilities
- No agency offered direct service for Emergency Shelter for Youth under 18 or Foster Care.
- The most frequently offered specialized direct services are Case Management (18), Housing Search (15), and Outreach (13).
- No providers offered direct services for Rape Crisis services or Transition support for Youth Aging out of Foster Care.
- The most frequently offered general direct services are clothing assistance (15), emergency financial aid (12), meals (11), educational services (10), and food assistance (11).

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	138	0	101	10	0
Households with Only Adults	6	0	78	7	0
Chronically Homeless Households	0	0	0	5	0
Veterans	5	0	0	0	0
Unaccompanied Youth	149	0	179	22	0

Table 45 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Agency	Service
Alms House	Clothing, household items, medicine and referrals
Care Family Violence Center City of Fayetteville	Emergency crisis intervention, housing and referrals Referrals
Cumberland County Mental Health Clinic	Mental health and addiction referrals and services
Cumberland County Schools	Referrals, meals assistance and food drives
Evergreen Behavioral Management	Crisis intervention and mental health services
Evergreen Mobile Crisis Unit	Crisis intervention, drug addiction therapy and medical assistance
Fayetteville Urban Ministry	Crisis intervention, meal, utility, and clothing assistance
Kingdom Community Development Corporation	Homebuyer and foreclosure prevention counseling and affordable housing
Operation Blessing	Emergency clothing, utilities, rent assistance, and counseling
Operation Inasmuch	Showers, laundry services, hygiene and other services to homeless and low-income

Rape Crisis Center	Confidential 24 hour hotline
Salvation Army	Housing
Veterans Empowering Veterans	Housing

Table 46 - Housing and Service Providers

Population	Number of Agencies Reporting Serving this Population	Total Number Served by Reporting Organization/Range
Chronically homeless	14	3,626 (3-2,600)
Families with children	16	3,178 (6-1,000)
Individuals	20	5,225 (2-1,492)
Minors	8	9,324 (2-9,200)
Mentally-ill people	8	1,066 (10-500+)
Persons with HIV/AIDS	9	39 (2-20)
Prison release	9	181 (2-100)
Veterans	9	847 (1-457)
Substance abusers	8	906 (8-450)
Victims of domestic violence	5	423 (3-400)
Agency that did not break out into subpopulations	1	1,345
TOTAL		26,190

Table 47 - Number of Clients Served in 2013

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

As previously stated, Appendices provide complete listings of Emergency and Transitional Housing; Permanent Housing; and Related Services, while this section highlights some of those housing and service providers.

The school system also works with 528 homeless students to enroll them in schools, provide them with transportation, and get them the school supplies and supports that they need. Unaccompanied youth who are issued bus passes but live too far away from bus lines often find difficulty getting to school.

The community would benefit from a Homeless Day Shelter for homeless people who must leave shelters during the day. While they may utilize their daytime hours to hunt for jobs, sometimes people will stay in the downtown public library to stay warm, especially during the cold winter months. Such a day center could provide public support programs, classes, computer access, or opportunities to rest.

The Fayetteville City Council has made Solutions to the Problem of Homelessness a priority in its 2015-16 goals and will seek funding for more shelters and services. The City also hopes that the county will fund more emergency and transitional housing shelters.

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

A fall 2014 survey of agencies offering services to homeless and low-income people provided information regarding the clientele served and the number of clients served by subpopulation. As table 47 shows, 14 agencies reported working with chronically homeless people, 16 worked with families with children, and 9 with veterans. The survey found that none of the organizations worked with unaccompanied youth or youth transitioning out of foster care. In some cases, the respondent noted they served in a particular population but did not have a number for 2013 served. One organization noted that it served 1,345 people in total in 2013.

There are numerous agencies that offer services to special needs populations. The Alliance Behavioral Health provides emergency, transitional and permanent housing assistance, mental health services,

utilities and care coordination for the special needs population. The Center for Economic Empowerment and Development also provides housing assistance, but also provides budget/credit counseling services, case management, homeless prevention services, vocational and job training and utility assistance. The City of Fayetteville provides funding for meals, utility assistance, shelter support and outreach. There are many other agencies to include the Cumberland County Action Program, Cumberland County Community Development, Cumberland HealthNET, Cumberland Interfaith Hospitality Network, Evergreen Behavioral Management, Fayetteville Operation Inasmuch, Fayetteville Urban Ministry and Sophia's Haven of Hope that also play a very important role with providing crisis intervention and other needed support for the special needs population.

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

Introduction

In fall, 2014, an extensive needs assessment analyzed the available housing and services to homeless, at-risk of homelessness, imminently homeless, and low-income populations and identified gaps. Appendices provide complete listings of Emergency and Transitional Housing; Permanent Housing; and Related Services, while this section highlights some of those housing and service providers.

Among the findings of that analysis:

- The greatest number of organizations surveyed (37) offered food banks or meals service.
- 15 organizations offered clothing closets
- Among survey respondents:
 - Emergency housing for Families, Single Males, and Single Females was the most referred service
 - Permanent housing for Single Males was the most frequently-offered direct service, followed by permanent housing for Families, for Single Women, and Permanent Supportive Housing for People with Disabilities
 - No agency offered direct service for Emergency Shelter for Youth under 18 or Foster Care.
 - The most frequently offered specialized direct services are Case Management (18), Housing Search (15), and Outreach (13).
 - No providers offered direct services for Rape Crisis services or Transition support for Youth Aging out of Foster Care.
 - The most frequently offered general direct services are clothing assistance (15), emergency financial aid (12), meals (11), educational services (10), and food assistance (11).

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

Supportive housing is critical to ensuring the success of families confronting homelessness and other challenges, such as mental, physical, or developmental disabilities, including those of elderly people; substance abuse disorders; or an HIV/AIDS diagnosis. Individuals and families benefit from a variety of support services, including medical and mental health services; jobs and vocation assistance; substance abuse support services; case management services; and educational services, including budgeting and credit counseling services.

Appropriate housing first is a foundation for family success. Elderly people, frail elderly people, and people with disabilities, including HIV/AIDS, need housing with accessible features or modifications, including rehabilitation of their homes. Among 4,148 units of affordable housing analyzed, of which 869, 21%, were available to those earning less than the 30% median income established by HUD, approximately 150 of those units are targeted to people with disabilities.

Another 236 units were available to individuals, families, or elderly (including elderly with disabilities) people within the 40%-60% of median income range. Seventy nine units (without income guidelines) are targeted to people with disabilities, including 12 units for homeless people or families with disabilities. Another 104 units (without income guidelines) are targeted to elderly people.

In terms of rehabilitation, the City of Fayetteville provides funding for owner-occupied rehabilitation loans as well as grants of up to \$5,000 for emergency home repairs. With an annual goal of about 165 homes rehabilitated through these programs, the City exceeded its 2014 goal, rehabilitating 12 owner-occupied homes and funding 221 emergency home repairs.

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

The region faces a shortage of programs for people returning from mental and physical health institutions. The Roxie Avenue Center offers some short-term treatment (30 days) and housing, but it has very limited capacity. The issue is especially complex for homeless individuals who are discharged from hospital treatment.

Discussions with government and hospital officials identified issues in connecting outpatients, especially those who are homeless, with long-term housing and supportive services. The importance of supportive services cannot be overstated. Said one hospital social worker, it is good to build a shelter for a place to lay one's head for the night, to take someone out of the cold, but what does that do for the individual? What's wrong with these folks? What can we do to get them back on their feet so they can go in the community as productive individuals? How can we help them get treatment, get a job, get their GED?

The hospital tries to develop a discharge plan and offers several services to discharged homeless patients to try to connect them with more housing and related services, including a program to bring discharged clients without identification to the sheriff's office to obtain a criminal background check and identification so that they can access shelter services. The hospital also provides references to care and tries to arrange housing and care for some patients, including assisted living accommodations, but sometimes finds that some homeless individuals prefer to remain on the streets. In coordination with Operation Inasmuch, the hospital can direct patients to resources for housing deposits and other support.

The hospital notes success in obtaining placement in group homes for people with HIV/AIDs. For veterans, the hospital notifies the VA of veteran patients and the VA will set up services for the veteran upon discharge. For some patients who need long recovery times (eg., a patient receiving cardiac surgery), the hospital tries to place the patient with family or may, as a last resort, place the patient in a hotel with home health services.

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

The County's Community Development Department and Department of Social Services plan to manage an existing program that the Salvation Army is transitioning out of doing case management for residents of a transitional housing program supporting victims of domestic violence. The county ran this program approximately 12 years ago but transitioned it to the Salvation Army, which is now establishing a transitional housing program and did not have the capacity to manage both programs. The County will offer case management services, including referrals to support services and financial counseling, with the goal of eventually transitioning the program to another nonprofit.

In January 2015, Fayetteville Habitat for Humanity announced that it would revitalize the B Street neighborhood the B Street neighborhood - bounded by Eastern Boulevard and B, Person and Grove streets.

The number of homeless veterans has declined from 2013-2014, due in part to the increased number of HUD/VASH vouchers available for housing. Nonetheless, veteran's experiences can result in physical and mental health issues requiring medical attention. In mid-2014, wait times at the Fayetteville Veterans Administration Hospital were the longest in the nation. Since that time, a temporary Veterans

Health clinic was opened on Breezewood Avenue to serve 3,600 patients annually, and new Fayetteville VA Healthcare Center will open this spring on Raeford Road.

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

The City of Fayetteville will address the housing and supportive services needs with respect to persons with are not homeless but have other special needs through the development of decent single-family and multi-family housing affordable housing, housing rehabilitation programs and the coordination of other housing opportunities with other agencies that provide supportive services.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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.

Generally speaking, planning officials work with developers to try to accommodate alternative building practices or materials if they are verified safe by engineers. Planning officials did note however, that the state is currently revising its state building codes based on 2015 national building codes. These state changes will take place over the next few years and will be reflected in county codes beginning in January 2019. Depending on what the state mandates, subsequent changes to county codes may affect the cost of building affordable housing in the county. For example, requiring sprinklers for single family homes might increase the cost of new construction. Rather, most officials felt that the private real estate market is so heavily influenced by the churn of the military personnel, with 30,000 people moving into and an additional 30,000 people leaving the county each year, that developers see catering to this middle- and upper-income market as the best business decision, rather than building affordable housing for lower- and moderate-income people.

Discussions with developers in the region suggest that some changes at the state level regarding the State Tax Credit Program will have an adverse effect on the number of new and rehab developments in the future. In the past, one developer stated, the state tax credits supplemented the federal program. The new Workforce Housing Loan program is not open to all counties. Another developer stated that the continued exemptions from taxes on vacant land is important to developing affordable housing, and that the New Market Tax Credit Investments fund very-low interest loans (about 1%) to their affiliates to build or acquire homes to sell to families. Another developer noted that low-income families who purchase a home whose value goes up may find it difficult to keep up with property taxes, thereby making their home unaffordable. The developers also suggested the need for a dedicated state and local funding sources for affordable housing that is not subject to annual appropriations (housing trust funds, for example) to expand access to affordable housing.

One developer suggested that the competitive bidding process for subcontractors can result in lower-quality work that the developer needs to follow up on and remedy, or else create lots of change orders for repairs. While the developer wants to build energy-efficient houses, he finds that some contractors don't want the hassle of being certified.

Developers also suggested that the burdensome regulatory requirements for mortgage applications create a lot of work without improving the lending or stability of mortgage markets. One stated that his buyers, within the 50-80% of area median income category, don't easily qualify for bank loans and that

the developer cannot finance loans. Therefore, sometimes newly-built homes sit on the market until qualified buyers are found, opening them up to the risk of theft and vandalism. If the housing could be converted into rentals, they could be more quickly occupied.

Barriers to Affordable Housing - Continued

As previously referenced in NA 25 regarding financial housing burden, low wages still remain a major barrier to affordable housing in Fayetteville and Cumberland County with many who are employed not earning a living wage. 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. Black, American Indian/Alaska Native, and Hispanic populations had the highest percentage reporting any financial housing burden, but they were not disproportionately affected. The average for the whole population reporting no income or financial housing cost requiring 30% or more of their income was 36.64% versus 44.35 for Blacks, 45.23 for American Indian/Alaska Natives and 40.76% for Hispanics.

Other remaining additional barriers to fair housing are 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, 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, discrimination in providing fair housing, and predatory home mortgage lending practices when lending to the protective classes even when loans are offered.

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

Introduction

In terms of occupations by sector, the City's top occupations are Sales and Office work (19,189); Management, business and financial (12,775); Service industries (9,035); Production, transportation, and material moving (4,673); and Construction, extraction, maintenance and repair (4,463).

A review of the 2007-2011 Business Activity (Table 48) suggests that the region has an insufficient number of workers in several key sectors, listed below in order of their relative share of total City jobs:

- Retail Trade
- Education and Health Care Services
- Arts, Entertainment, Accommodations
- Professional, Scientific, Management Services
- Finance, Insurance and Real Estate
- Other Services
- Construction
- Information

Several of these sectors, particularly Education and Health Services; Professional, Scientific, Management Services, and Finance, Insurance and Real Estate, generally require college and post-graduate education. Based on the data in Table 52, the share of the City's workforce with a college degree or higher is 20.2%, which suggests a reason for these employment shortages. By contrast, 29.2% of the US 18+ population nationally has a college degree or higher (2014 Census).

The City's workforce exhibits a reasonably good match to the workforce needs of top employers. Nonetheless, the expected workforce reductions at Fort Bragg, a major driver of the region's economy, will create short-, medium-, and long-term dislocations in the job market, both in terms of fewer opportunities and more competition for available positions.

While the “hard skills” of the area workforce are adequate to the region’s employers’ needs, employers express more interest in soft skills – teamwork and collaboration, dressing appropriately, arriving on time, and taking instruction. Veterans possess many of these skills as well as leadership skills, which make them highly-sought after employees.

In anticipation of the military drawdown and potential unemployed veterans, the local community college has partnered with a state and with a group of companies to create a certification program that can lead to employment with the companies. Further, the North Carolina governor has called for a cabinet-level state Department of Military and Veterans Affairs to try to reduce those cuts and support the associated military and civilian communities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	276	51	1	0	-1
Arts, Entertainment, Accommodations	7,652	11,052	18	20	2
Construction	2,209	2,278	5	4	-1
Education and Health Care Services	7,810	12,052	19	22	3
Finance, Insurance, and Real Estate	2,129	3,128	5	6	1
Information	765	1,217	2	2	0
Manufacturing	4,606	1,754	11	3	-8
Other Services	1,637	2,534	4	5	1
Professional, Scientific, Management Services	3,720	5,147	9	9	0
Public Administration	0	0	0	0	0
Retail Trade	7,650	12,289	18	23	5
Transportation and Warehousing	1,786	1,241	4	2	-2
Wholesale Trade	1,540	1,449	4	3	-1
Total	41,780	54,192	--	--	--

Table 48 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

FAYETTEVILLE

98

Consolidated Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)

Labor Force

Total Population in the Civilian Labor Force	80,591
Civilian Employed Population 16 years and over	70,169
Unemployment Rate	12.93
Unemployment Rate for Ages 16-24	31.39
Unemployment Rate for Ages 25-65	6.30

Table 49 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	12,775
Farming, fisheries and forestry occupations	2,847
Service	9,035
Sales and office	19,189
Construction, extraction, maintenance and repair	4,463
Production, transportation and material moving	4,673

Table 50 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	69,632	80%
30-59 Minutes	14,440	17%
60 or More Minutes	2,886	3%
Total	86,958	100%

Table 51 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,930	801	3,394
High school graduate (includes equivalency)	13,399	1,923	6,515
Some college or Associate's degree	24,090	2,588	9,075

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	16,724	965	3,591

Table 52 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	198	209	498	1,514	1,805
9th to 12th grade, no diploma	2,907	1,557	1,064	2,313	2,327
High school graduate, GED, or alternative	11,360	7,599	5,750	11,041	5,977
Some college, no degree	12,766	13,226	7,640	11,165	3,790
Associate's degree	950	3,033	3,220	5,085	1,343
Bachelor's degree	1,570	5,565	4,266	6,658	2,202
Graduate or professional degree	81	1,591	1,888	4,830	1,270

Table 53 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,150
High school graduate (includes equivalency)	24,314
Some college or Associate's degree	31,829
Bachelor's degree	41,758
Graduate or professional degree	58,613

Table 54 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Employer	# of Employees
Department of Defense (Ft. Bragg)	15,500 +
Cumberland County Public School System	6,000 +
Cape Fear Valley Health System	5,000 +
Wal-Mart	3,570
Goodyear Tire	2,000 +
Cumberland County	2,000 +
City of Fayetteville	1,000 +

Table 55 - Top Employers in Fayetteville

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

Besides the military installations at Fort Bragg that currently employs 8,757 civilians, the 2007-2011 major employment sectors by number of jobs are Retail Trade (12,289), Education and Health Care Services (12,052), Arts/Entertainment/Accommodations (11,052), and Professional/Scientific/Management Services (5,147).

Nonetheless, a fuller picture of the richness of the City's major employment sectors emerges in considering a more recent picture. While the 2007-11 data suggests a 12.93% unemployment rate, by December 2014, the City's unemployment rate had been halved to 6.1%.

In addition to the rebounding economy, part of the decline in unemployment can be attributed to the recent establishment of several businesses employing several hundred people. As the population ages, the hospital/medical services sector continues to grow. Over the last four years, four call centers offering over 2,000 jobs have located in the county, including one with Blue Cross Blue Shield of North Carolina. A February, 2015 search showed 153 listings for call center jobs in the Fayetteville area. In late February, 2015, Butterball announced that it will be hiring 367 people in Raeford, NC, just across the county line.

According to Fayetteville 2012 Comprehensive Annual Financial Report, the top employers are listed in table 55.

Describe the workforce and infrastructure needs of the business community:

In terms of occupations by sector, the City's top occupations are Sales and Office work (19,189); Management, business and financial (12,775); Service industries (9,035); Production, transportation, and material moving (4,673); and Construction, extraction, maintenance and repair (4,463).

A review of the 2007-2011 Business Activity (Table 48) suggests that the region has an insufficient number of workers in several key sectors, listed below in order of their relative share of total City jobs:

- Retail Trade
- Education and Health Care Services
- Arts, Entertainment, Accommodations
- Professional, Scientific, Management Services
- Finance, Insurance and Real Estate
- Other Services
- Construction
- Information

Several of these sectors, particularly Education and Health Services; Professional, Scientific, Management Services, and Finance, Insurance and Real Estate, generally require college and post-graduate education. Based on the data in Table 52, the share of the City's workforce with a college degree or higher is 20.2%, which suggests a reason for these employment shortages. By contrast, 29.2% of the US 18+ population nationally has a college degree or higher (2014 Census).

Discussions with Workforce Development experts suggest that employers continue to seek employees with technical skills. To complement technical skills, employers are more interested in "soft skills" – employees dressing appropriately, arriving on time, working in teams, and taking instruction.

Businesses also report to the Workforce Development team that employers have needs for very specific higher technical skills, such as for welders or machinists. The City of Fayetteville will discuss opportunities to sponsor training opportunities targeting technical skills such as these in order to meet the needs of the low to moderate-income job seeker.

Some challenges lie in finding paths for people released from prison to find employment. One of the agencies interviewed, for example, has had a plumber job paying \$16/hour available for several months, but has had few applicants, and unfortunately, those applicants were disqualified for DUI or criminal histories. The office employs a former offender who supports other former offenders in finding work.

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

The potential downsizing of Fort Bragg may cost the area hundreds if not thousands of military and civilian jobs. NC Governor Pat McCrory announced the creation of the state's first Department of Military and Veterans Affairs, to help minimize those defense budget cuts affecting Fort Bragg and other military installations and the communities surrounding them.

The City has worked with community partners, including Fayetteville State University, to continue the redevelopment of the Murchison Road corridor as a commercial and retail location. The City has also begun Phase II of the Ramsey Street Corridor redevelopment, with the re-use of vacant big box scores, the beautification of the area, and streetscape improvements.

Methodist University has doubled its enrollment since 1990 and in 2013 announced a new \$35 million capital campaign to build several new facilities on campus.

The City and County may consider developing a partnership with other community partners, including businesses, to develop 300 jobs in the next three years for qualified, trained, low-income people. The

Hometown Hires program in Wilmington, North Carolina, has identified, trained, and mentored potential job candidates, while business partners have developed 93 jobs for low-income individuals. A Massachusetts based company, Vertex Rail, will be bringing 1300 jobs to Wilmington and plans to hire 10% of its workforce through Hometown Hires.

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

The region's high school graduation rates are similar to those of the state as a whole (81.7% in Cumberland County vs. 82.5% for state). Nonetheless, it is projected that 2/3 of all new jobs in 2020 will require training or education beyond high school, leading to a national shortage of 5 million workers (Georgetown Center on Education and the Workforce.) This development presents an opportunity to further train the City and County's residents.

It appears that the region has some opportunity to further match educational attainment levels to the jobs available within the county. During the 2007-11 period, despite what is widely considered to be a time of economic downturn, several sectors showed a shortage of workers, particularly in Education and Health Services; Professional, Scientific, Management Services, and Finance, Insurance and Real Estate, generally require college and post-graduate education.

The presence of the large military and retired military population offers opportunities for utilization of the unique set of leadership, technical skills, and soft skills obtained within the military.

The greatest share of the current Fayetteville workforce (32.8%) has some college, but no degree; followed by 28.1% with a High School degree or GED equivalent/alternative. Slightly over 20% have a bachelor's degree or graduate degree, 9.2% have an associate's degree, and 9.7% have less than a high school degree.

Reviewing educational attainment by age, residents 65+ appear to have the highest share of population without a high school diploma (22%). Younger cohorts have more education, with nearly 39% of 35-44 and 45-65 year olds having an associates, bachelors, or graduate degree.

Half of all graduate degrees are held by people 45-65, with nearly 20% of 35-44 year olds and 17% of 25-34 year olds having graduate degrees. While the 18-24 cohort is too young to determine ultimate educational attainment, and many may be finishing their senior year of high school, the fact that 69.1% have at least a high school degree is a positive sign.

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

Through the annexation of part of Fort Bragg, which brought over 40,000 citizens inside City boundaries, Fayetteville has crossed the 200,000 population threshold, making it a more attractive location for potential employers seeking a deep talent pool. The City of Fayetteville has recently established an office of Economic and Business Development, which will centralize business recruiting and incentive efforts among 3-4 employees.

In anticipation of a potential reduction of military personnel at Fort Bragg, NC Governor Pat McCrory has launched several initiatives in partnership with the state's colleges and community colleges, including Fayetteville Technical Community college. In February, Governor McCrory announced an economic development initiative targeted to support veterans in the area, the new Fayetteville Technical Community College's Collision Repair and Refinishing Technology Center, which will offer 19 certifications to veterans and other students. The FTCC program was developed at the request of and with the collaboration of PPG Industries, Enterprise Rent-A-Car, GEICO Insurance, Van Tuyl Automotive Group, Allstate Insurance, and Gerber Collision and Glass.

In 2014, the Governor announced a program to offer in-state tuition to recently-separated veterans at the state's public universities. By doing so, the program may keep the leadership, technical, and soft skills those veterans possess in the region. The Cumberland Workforce Development office also employs a veteran's specialist to assist vets with barriers to employment.

Many retired vets would like to stay in the region, and FTCC, and the Center for Economic Empowerment and Development, funded by the City's general fund, help to train people to start businesses.

The Office of Workforce Development also offers a program utilizing Workforce Investment Act Funds to pay employers 90% of a new employee's salary for six months while the employer provides on the job training. The program currently supports 20 employees, and boasts a 90% successful hiring rate after the six months. The office would like to grow the program, but sees reluctance on the part of employers to engage with "government red tape."

The Office of Workforce Development and the Workforce Investment Board are actively involved in meeting with local businesses and identifying their employment and skill needs. They also seek to prepare workers for those in-demand skills that may bring potential employers to Cumberland County. At the City's Neighborhood Resource Centers, Workforce Development offers free computer and job training.

Additionally, the Office works with the Cumberland County Schools to provide Career and Technical Education to train students for technical careers as well as prevent students dropping out of

school. Various school academies offer instruction in Health and Sciences, Public Safety and Security, etc. Within these work-based programs, students can shadow professionals, obtain internships, and summer employment. In one initiative, students in tech classes helped to refurbish over 500 computers with the county's IT department.

The public-private efforts described above support the Consolidated Plan by preparing the local workforce for the needs of local businesses, thus ensuring more opportunities for employment from existing businesses and those considering locating in the area. By increasing the skill set of the local workforce, these programs can help increase family incomes and bring housing costs within reach. These efforts can also act as a model for developing additional public-private partnerships within the housing sector.

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

No

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

No, but the Fayetteville Office of Workforce Development works with the State division and with the state and the Director of the Office of Workforce Development expressed strong interest in coordinating his organization's strategic planning efforts with those of other area organizations.

Discussion

As table 51 suggests, 80% of workers commute less than 30 minutes to work, and 17% travel 30-59 minutes. Workers relying on public transportation often report longer commutes, particularly if: they live in rural areas with very limited service and/or have to find a way to reach those bus lines; they have to make connections; or they work hours not served by the transit system. FAST has increased bus lines, replaced nearly all of its fleet, and expanded its service, to include night and weekend hours.

Opportunity exists to expand service still further in terms of service area and hours. Additionally, working families would also benefit from child care assistance, rather than relying on less stable informal arrangements. Finally, systemic issues related to poverty complicate the ability to appropriately serve this population. A livable minimum wage with work arrangements that allow for child care would make families more stable and housing more affordable.

MA-50 Needs and Market Analysis Discussion

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

Some of the following areas appear to contain more housing problems than other areas in the city/county:

- The B-street neighborhood
- Bonnie Doone neighborhood
- Off Murchison Road
- Low-rent hotels/motels on US 301
- 301/I-95 Corridor
- Old Wilmington Road
- Yadkin Road, around the mall
- Massey Hill neighborhood
- Sunnyside Elementary School District, East Fayetteville
- Substandard Mobile home parks off Murchison Road

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

Racial or ethnic minorities are located in various census tracts throughout the City, and several tracts with high-minority concentrations, such as Tract 21 (50.6% minority) and 25.01 (67.6% minority) and 25.04 (50.1% minority) have high median incomes of 61,000; 49,000; and 48,000 respectively.

Table 56 identifies the Census Tracts with a high percentage of low income population and a high share of minority population.

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

Being located within the City, many of these communities have reasonably good access to public transportation. Some, located along commercial corridors, have access to amenities, although some neighborhoods need more grocery stores and pharmacies.

Some of the housing stock tends to be older. Resident feedback has indicated that an opportunity exists for demolished buildings and vacant lots to be maintained, including those city-owned at B Street and Link Street; one went so far as to say if B Street can't be gentrified, "the city needs to buy everyone out and redevelop that area." Suggestions include tearing down or renovations to houses on Shadbush Lane or in the Seabrook areas: Jasper Street, Wilma and Newark Avenue, by encouraging owners to fix the property up instead of boarding it up. For buildings that are boarded up through the City's program, one citizen suggested that the owner should make sure the home is secure twice a month and install an alarm on the crawlspace to discourage the stealing of copper wiring.

One respondent noted that "how the city handled the replacement of old houses with modern housing after the tornado a few years ago was a model of how housing should be handled; if it's old and in need of repair the city should encourage the owner to have it replaced."

Are there any community assets in these areas/neighborhoods?

The communities are in good locations along major transportation corridors, including public transit. This close proximity to services makes it easier for residents to obtain services than residents who live in the more rural parts of Cumberland County.

The communities of Massey Hill, Bonnie Doone, and Deep Creek Road, are in Redevelopment Zones, offering more focused efforts in bringing resources and change to these communities.

Are there other strategic opportunities in any of these areas?

With the announced plans by Habitat for Humanity to revitalize the B Street neighborhood, the opportunity exists to bring in more businesses on Grove Street and Eastern Boulevard and potentially spur some property owners to spruce up their businesses.

With Habitat for Humanity, the City plans to develop the Bunce Road Housing Development in West Fayetteville, which will create 45-50 units of single family housing on the site of a former mobile home park. Thus far, the City has received positive feedback from current neighborhood residents, who prefer single family housing to apartment complexes.

The City hopes to obtain tax credits for developments within redevelopment plan areas such as in Western Fayetteville near Bunce Green through the North Carolina Housing Finance's Agency's inclusion of such redevelopment areas within its Qualified Allocation Plan (QAP).

Census Tract	% Low-income Population	Minority % of Population	Median Income
2	82.4%	82.4%	\$13,000
5	50.54%	45.89%	\$30,116
10	80.58%	90.9%	\$25,000
11	54.4%	94.3%	\$28,735
12	65.1%	79.2%	\$23,000
14	51.34%	58.2%	\$21,785
22	55.2%	73.3%	\$28,000
24.01	75.99%	86.4%	\$25,000
38	68.05%	84.7%	\$18,000

Table 56 - Census Tracts with a High Percentage of Minority and Low-income Population

Census Tract	Minority % of Population	Median Income	Census Tract	Minority % of Population	Median Income
2	82.4%	\$13,000	33.12	65.9%	\$60,000
10	90.9%	\$25,000	33.13	75.2%	\$57,000
12	58%	\$35,000	33.14	71%	\$51,000
16.04	86.4%	\$25,000	35	72.4%	\$32,000
21	50.6%	\$61,000	36	61%	\$33,000
22	73.3%	\$28,000	38	84.7%	\$18,000
23	69.7%	\$31,000			
24.01	86.4%	\$25,000			
24.02	79.5%	\$36,000			
25.01	67.6%	\$49,000			
25.04	50.1%	\$48,000			
32.03	64.9%	\$42,000			
33.02	77.5%	\$39,000			
33.04	64.7%	\$55,000			
33.05	66.1%	\$50,000			
33.07	73.3%	\$45,000			
33.09	54.4%	\$62,000			
33.10	68.3%	\$49,000			
33.11	60.7%	\$47,000			

Table 57 - Census Tract Total Percentage of Minority Persons Exceeds 50% of it's Population

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Fayetteville Consolidated Plan objectives represent high priority needs for the City of Fayetteville and serve as the basis for strategic actions the City will use to meet these needs. The Strategic Plan establishes the priorities based on the needs assessment and outlines specific goals and objectives for the next five years. Priority needs are listed under the areas of decent affordable housing, suitable living environment and economic opportunity as detailed 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.

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

Geographic Area

Table 58 - Geographic Priority Areas

General Allocation Priorities

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

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 or underdeveloped corridors within the city limits such as with our loan and grant programs for small businesses. Programs may also be provided in eligible low and moderate income census tracts under the area-wide benefit determination.

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

Priority Needs

Table 59 – Priority Needs Summary

1	Priority Need Name	Affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Decent Affordable Housing
	Description	The City will continue to partner with affordable housing developers and CHDO's to expand the supply of affordable housing for low to moderate-income homeowners and renters. In addition, the City will convey available properties acquired with it's Acquisition and Demoliton Program for future affordable housing.

	Basis for Relative Priority	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan. There is a need to increase the availability and accessibility of decent, safe, and affordable housing through public-private development of more units for 0-30% AMI families and 50-80% AMI families. The City already faces a housing shortage, and the smaller percentage of renter-occupied units with 3+ bedrooms results in a tighter housing supply for larger families. Further, in the next 10 years, the region will lose 308 units of affordable housing through expirations, or approximately 7.4% of its stock. The City will continue to face challenges in increasing or maintaining the current supply of affordable housing.
2	Priority Need Name	Housing rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Decent Affordable Housing
	Description	One of the most common housing problems experienced by households in Fayetteville is substandard housing units and the City will continue to make the housing rehabilitation program available to low to moderate-income homeowners and investor owners.

	Basis for Relative Priority	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan. The City's housing stock is proportionately older with 53% of owner-occupied housing and 44% of renter-occupied housing being built before 1980, including 6% built before 1950, demonstrating that a need clearly exists for the rehabilitation of owner- and renter-occupied housing.
3	Priority Need Name	Increase homeownership opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Decent Affordable Housing
	Description	In order to successfully purchase a single family home, low to moderate income persons have a need for first time homebuyer down payment assistance, homebuyer education and counseling services.
	Basis for Relative Priority	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan. Homebuyers within the 50-80% of area median income category do not easily qualify for bank loans and need the support and guidance to successfully purchase a home.
4	Priority Need Name	Reduction of homelessness
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans
	Geographic Areas Affected	
	Associated Goals	Suitable living environment
	Description	The City will continue to support the Cumberland County Continuum of Care on Homelessness with reaching the goal of reducing homelessness by increasing housing and other needed services for the homeless population.
	Basis for Relative Priority	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan. In addition, a recent Point-in-Time (PiT) Homeless Count conducted within a 24 hour period during January 28, 2015 through January 29, 2015, indicates a 22% increase in the total number of chronically homeless persons compared to the previous year's PiT count.
5	Priority Need Name	Community improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Decent Affordable Housing Suitable living environment

	Description	The City will offer programs and support efforts designed to create environments that promote access to quality housing, elimination of blight and neighborhood improvement. Every citizen in Fayetteville deserves to live in a community where they can feel safe and proud.
	Basis for Relative Priority	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan. The City will focus on strengthening neighborhoods through strategic investments in physical assets and amenities as well as other planning and revitalization efforts.
6	Priority Need Name	Job skills training
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic opportunities
	Description	Reducing the unemployment rate is always a priority and the City of Fayetteville recognizes job skills training as a need to assist the unemployed and under-employed residents in the City of Fayetteville.
	Basis for Relative Priority	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan. The City has recognized there is a gap between a low income residents and the skills needed to obtain jobs and will identify opportunities to offer and sponsor training in various trade-focused jobs.
7	Priority Need Name	Development and retention of small businesses

	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic opportunities
	Description	The City of Fayetteville recognizes the need to support the development and growth of small businesses with technical assistance, loan and grant programs in order for jobs to be created and retained in our community.
	Basis for Relative Priority	The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan. The City continues to partner with local small business resource partners to provide the technical assistance, business plan assistance and other small business needs to develop and retain small businesses in the City limits of Fayetteville.
8	Priority Need Name	Job creation and retention
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Economic opportunities
	Description	Job growth boosts the local economy and there is always a constant need for new jobs so the City of Fayetteville considers job creation and retention a high priority. Each small business assisted with a loan or grant program must create or retain jobs and make them available to low to moderate-income persons.

<p>Basis for Relative Priority</p>	<p>The relative priorities used in this section of the Strategic Plan reflect the findings from the top housing and community development needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of this Plan.</p> <p>A review of the 2007-2011 Business Activity (Market Analysis Table 48) suggests that the region has an insufficient number of workers in several key sectors, listed below in order of their relative share of total City jobs:</p> <ul style="list-style-type: none"> • Retail Trade • Education and Health Care Services • Arts, Entertainment, Accommodations • Professional, Scientific, Management Services • Finance, Insurance and Real Estate • Other Services • Construction • Information
---	---

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<p data-bbox="456 296 1255 327"><u>Production of new affordable rental and single family housing units</u></p> <p data-bbox="456 373 1430 646">The most recently conducted Housing Market Analysis reveals that the need for public and assisted housing is acute in the City of Fayetteville and that the median contract rent in Fayetteville is \$665, with Fair Market Rents for a 2-bedroom apartment at \$747. In order to afford the \$665 median contract rent and still pay less than 30% in rent (not counting utilities, etc.), a family would have to earn over \$26,600. Per Table 23, the average income of public housing residents is \$8,705, which by contrast could only afford to rent at \$217 or less.</p> <p data-bbox="456 695 1425 1094">Despite the addition of 642 rental units, including the net addition of nearly 400 new units of housing within the last five years, the waiting list for public and assisted rental housing is currently 600 families for public housing (including over 300 individuals, mostly elderly, seeking one-bedroom apartments) and 2,523 amongst the newly built HOPE VI housing development projects alone, totaling 3,123 known families on waiting lists awaiting affordable housing. The waiting list for housing vouchers is currently closed, with a five-year wait list and applications taken only three times in the last 25 years. No matter what the economy, there's consistently been a waiting list for housing; and the supply of public and assisted housing is not adequate to meet the needs of low-income people in our area.</p> <p data-bbox="456 1142 1414 1415">According to the Fayetteville Regional Association of Realtors, in 2014, of the 847 new home listings, no new homes were constructed in the \$<99,999 price range; with the smallest available supply of existing homes remaining since closings in the \$<74,999 market range and the highest supply of existing homes in the \$100-124,999 price range. Only 5.4% of rentals are affordable to those making 30% or less of the area median income (AMI), with 19.5% affordable to those families making 31-50% of the AMI, and 75% affordable to those at 80% the AMI.</p> <p data-bbox="456 1463 1425 1982">The presence of a large, dynamic military population for our area has also had both a significant effect on housing development within the City and the County and on its associated costs. With the rapid churn of the county's population, including approximately 30,000 people moving into Cumberland County each year and another 30,000 moving out of the county, the housing market is in constant movement. 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), creating higher prices for all housing stock within the area. For 2015, the BAH for Fort Bragg and Pope Air Force Base ranges from \$1,161 to \$1,947 monthly for a family with dependents (based on rank). As a result housing costs for the rest of the City remain relatively inflated. Further, much of the housing growth tends to be new housing aimed at the military market and its middle class and upper middle-class salaries.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p data-bbox="451 296 816 327"><u>Rehabilitation of existing units</u></p> <p data-bbox="451 373 1419 852">Fifty three percent of owner-occupied housing and forty four percent of renter-occupied housing was built before 1980, including 6% of each built before 1950. Compared to the county outside the city limits, the City's housing stock is proportionately older. A need clearly exists for the rehabilitation of owner- and renter-occupied housing: 30% of owner-occupied and 44% of renter-occupied housing has at least one housing condition or problem. Households considered to have a housing problem are those without a complete kitchen or bathroom, contain more than one person per room, and/or pay more than 30% of their income to cover housing expenses (not including utilities). Based on the most recent market analysis regarding our area's condition of housing, it is estimated that as many as 2,258 homes, condominiums, apartments and townhomes may be suitable for rehabilitation.</p> <p data-bbox="451 905 1419 1423">To manage blight, in 2012 the City started the Boarded Buildings program, which requires a homeowner to pull a permit to board up their residence for up to 3 years. These homes may be rental homes that fall into disrepair, inheritances, or homes of military people who've moved out of the area. In 2015, some these will expire, but there's no provision for what should happen to these homes or permits. The City also offers a downtown loan program to buy buildings and renovate them, as well as company incentives on a case-by-case basis. However, in those cases in which structures are considered dilapidated and beyond repair, the City offers an Acquisition and Demolition Program whereby financial assistance of up to \$7,500 is granted to homeowners and up to \$30,000 to commercial business owners to assist them with the costs of demolishing these structures. As a result, not only is the blight eliminated but the vacant parcels avail the opportunity for future new development.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<p data-bbox="451 302 1333 338"><u>Acquisition of existing units and/or vacant parcels for future development</u></p> <p data-bbox="451 380 1422 863">The housing market study reveals that fifty three percent of owner-occupied housing and forty four percent of renter-occupied housing was built before 1980, including 6% of each built before 1950. Compared to the county outside the city limits, the City's housing stock is proportionately older. A need clearly exists for the rehabilitation of owner- and renter-occupied housing: 30% of owner-occupied and 44% of renter-occupied housing has at least one housing condition or problem. Households considered to have a housing problem are those without a complete kitchen or bathroom, contain more than one person per room, and/or pay more than 30% of their income to cover housing expenses (not including utilities). Based on the most recent market analysis regarding our area's condition of housing, it is estimated that as many as 2,258 homes, condominiums, apartments and townhomes may be suitable for rehabilitation.</p> <p data-bbox="451 905 1414 1476">However, in those cases in which structures are considered dilapidated and beyond repair, the City offers an Acquisition and Demolition (A&D) Program whereby financial assistance of up to \$7,500 is offered in the form of a grant to homeowners and up to \$30,000 to commercial business owners to assist them with the costs of demolishing blighted dilapidated structures. As a result, not only is the blight eliminated with the City but the vacant parcels avail the opportunity for future new development. The applicant has the opportunity to seek either demolition only assistance or demolition and acquisition. Whereby acquisition of the vacant parcel may be considered by the City in which it will compensate the applicant/owner of up to \$5,000 for vacant parcel if he or she voluntarily choses to dispose of the parcel. The City then subsequently conveys acquired vacant parcels resulting from the A&D Program to its certified Community Housing Development Organizations (CHDOs) free of charge to further promote future affordable housing development.</p>

Table 60 – Influence of Market Conditions

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

Introduction

The City of Fayetteville anticipates the following funding sources will be available to meet the goals, objective and priority needs identified in the consolidated plan.

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	1,297,552	180,707	106,666	1,584,925	5,190,208	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	546,046	294,154	941,081	1,781,281	2,184,184	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
Other	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction New construction for ownership	68,256	0	0	68,256	273,024

Table 61 - Anticipated Resources

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

The City of Fayetteville will partner with local non-profit organizations to carry-out some of the identified goals and objectives. The Community Development Department's activities are also funded in part by the City's general funds mail for general administration and support. The City matches the Home Investment Partnership Grant with its general funds.

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 it's Community Development Housing Organizations, surplus land and land acquired for future affordable housing.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fayetteville	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Fayetteville Area Habitat for Humanity	CHDO	Ownership	Jurisdiction
Fayetteville Metropolitan Housing Authority	PHA	Public Housing	Jurisdiction
Cumberland County Community Development	Government	Homelessness Rental public services	Jurisdiction
CUMBERLAND COMMUNITY ACTION PROGRAM, INC	Regional organization	Rental public services	Region
KINGDOM COMMUNITY DEVELOPMENT CORPORATION	CHDO	Ownership Rental	Jurisdiction
Cumberland County Continuum of Care	Non-profit organizations	Homelessness	Jurisdiction
Center for Economic Empowerment and Development	CHDO	Economic Development Homelessness Ownership Rental public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Cumberland County Department of Social Services	Government	Homelessness Non-homeless special needs public services	Jurisdiction
North Carolina Employment Security Commission	Government	Economic Development public services	State
Fayetteville Technical Community College	Public institution	Economic Development public facilities public services	Region
FAYETTEVILLE STATE UNIVERSITY	Public institution	Economic Development Planning public facilities public services	Region
Methodist University	Public institution	Economic Development public facilities public services	Region
Cumberland Community Foundation	Philanthropic organization	Homelessness Non-homeless special needs public services	Jurisdiction
Cumberland County Partnership for Children	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
United Way of Cumberland County	Philanthropic organization	Homelessness Non-homeless special needs public services	Jurisdiction
Fayetteville Downtown Alliance	Non-profit organizations	Economic Development	Jurisdiction
FSU FAYETTEVILLE BUSINESS CENTER	Public institution	Economic Development public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fayetteville Technical Community College Small Business Center	Public institution	Economic Development public services	Region
Fayetteville State University Small Business and Technology Development Center	Public institution	Economic Development public services	Region
Salvation Army of Fayetteville	Community/Faith-based organization	Homelessness	Jurisdiction
Fayetteville Area Operation Inasmuch	Non-profit organizations	Homelessness	Jurisdiction
Alliance Behavioral Health Care	Regional organization	Homelessness public services	Region
North Carolina Legal Aid	Non-profit organizations	public services	State

Table 62 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Fayetteville will carry out its strategic plan through partnerships and assistance from a multitude of established organizations in the community. The City leverages the resources of non-profit organizations, public institutions, Community Housing Development Organizations, philanthropic organizations, private organizations and other government agencies to meet the needs identified in the plan.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling		X	X
Transportation	X	X	X
Other			

Table 63 - Homeless Prevention Services Summary

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

Access to benefits, mental health services, employment opportunities, utilities assistance, housing assistance and medication assistance are critical. Among survey respondents, the most frequently referred services are dental services, mental health services, veteran services, benefits assistance, clothing utilities, food and legal assistance.

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

Based on the surveys with agencies and nonprofits serving special needs populations, care provider surveys, CoC agency surveys, and citizen surveys, the needs of these populations have been determined. For nearly all of special populations, the needs for housing, transportation, employment and medical services are great. There is a need for resources to assist the Cumberland County Continuum of Care with the coordination of homeless services. Resources are also needed to increase the capacity of organizations seeking to provide services to the homeless such as a day resource center, transitional and permanent housing and job opportunities that will lead to self-sufficiency.

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

The City of Fayetteville 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 for provide housing solutions to reduce the number of homeless.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Affordable Housing	2015	2019	Affordable Housing Non-Housing Community Development Housing Rehabilitation		Affordable housing Housing rehabilitation Increase homeownership opportunities Community improvements	CDBG: \$1,017,500 HOME: \$6,237,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Rental units constructed: 50 Household Housing Unit Homeowner Housing Added: 65 Household Housing Unit Homeowner Housing Rehabilitated: 800 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted Buildings Demolished: 100 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		Reduction of homelessness Community improvements	CDBG: \$630,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 165 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 27800 Persons Assisted Homeless Person Overnight Shelter: 3000 Persons Assisted
3	Economic opportunities	2015	2019	Non-Housing Community Development		Job skills training Development and retention of small businesses Job creation and retention	CDBG: \$3,400,000	Public service activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted Jobs created/retained: 130 Jobs Businesses assisted: 2360 Businesses Assisted

Table 64 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Affordable Housing
	Goal Description	Provide decent, safe and affordable housing to improve the quality of lives, households, neighborhoods and community stability.
2	Goal Name	Suitable living environment
	Goal Description	Create environments that promote access to quality housing, elimination of blight and neighborhood improvement.
3	Goal Name	Economic opportunities
	Goal Description	Create community investment programs designed to support entrepreneurship, economic empowerment, retention of businesses and job creation opportunities.

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

The City of Fayetteville estimates that a minimum of 65 affordable single family housing units will be made available to extremely low-income, low-income, and moderate-income families purchasing a home and a minimum of 50 affordable rental units made available also in the next five years of the 2015-2019 Consolidated Plan.

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

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

Seven hundred eighty-four public housing tenant families have requested accessibility features. Approximately 121 public housing families have a disabled family member, and 86 are elderly citizens. Among public housing tenants, transportation is the greatest need. The Housing Authority is not allowed to ask about disabilities or limitations of applicants, and so they do not have this information.

Activities to Increase Resident Involvements

The Fayetteville Metropolitan Housing Authority (FMHA) provide opportunities to residents to achieve educational goals. School aged students are provided homework centers. FMHA also provides financial support to schools that serve the assisted housing communities with which they are located. These schools provide after school programs for children and their families. Other agencies, churches, civic clubs, institution of higher education, and others provide various programs designed to improve the lives of public housing residents.

FMHA provide residents with updates and information through a regularly published newsletter.

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

No

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

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.

Generally speaking, planning officials work with developers to try to accommodate alternative building practices or materials if they are verified safe by engineers. Planning officials did note however, that the state is currently revising its state building codes based on 2015 national building codes. These state changes will take place over the next few years and will be reflected in county codes beginning in January 2019. Depending on what the state mandates, subsequent changes to county codes may affect the cost of building affordable housing in the county. For example, requiring sprinklers for single family homes might increase the cost of new construction. Rather, most officials felt that the private real estate market is so heavily influenced by the churn of the military personnel, with 30,000 people moving into and an additional 30,000 people leaving the county each year, that developers see catering to this middle- and upper-income market as the best business decision, rather than building affordable housing for lower- and moderate-income people.

Discussions with developers in the region suggest that some changes at the state level regarding the State Tax Credit Program will have an adverse effect on the number of new and rehab developments in the future. In the past, one developer stated, the state tax credits supplemented the federal program. The new Workforce Housing Loan program is not open to all counties. Another developer stated that the continued exemptions from taxes on vacant land is important to developing affordable housing, and that the New Market Tax Credit Investments fund very-low interest loans (about 1%) to their affiliates to build or acquire homes to sell to families. Another developer noted that low-income families who purchase a home whose value goes up may find it difficult to keep up with property taxes, thereby making their home unaffordable. The developers also suggested the need for a dedicated state and local funding sources for affordable housing that is not subject to annual appropriations (housing trust funds, for example) to expand access to affordable housing.

One developer suggested that the competitive bidding process for subcontractors can result in lower-quality work that the developer needs to follow up on and remedy, or else create lots of change orders for repairs. While the developer wants to build energy-efficient houses, he finds that some contractors don't want the hassle of being certified.

Developers also suggested that the burdensome regulatory requirements for mortgage applications create a lot of work without improving the lending or stability of mortgage markets. One stated that his buyers, within the 50-80% of area median income category, don't easily qualify for bank loans and that

the developer cannot finance loans. Therefore, sometimes newly-built homes sit on the market until qualified buyers are found, opening them up to the risk of theft and vandalism. If the housing could be converted into rentals, they could be more quickly occupied.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies for removing or ameliorating any negative effects of public policies that serve as barriers to affordable housing

As no barriers to affordable housing have been attributed to negative effects of public policies on affordable housing and residential investment, the City's strategies to mitigate other identified affordable housing barriers are represented by its partnership 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. The City partners with CCCS to provide monthly homebuyer workshops to low to moderate-income families who would like to learn how to buy a home. Workshop topics include preparing for homeownership, shopping for a home, obtaining a mortgage, the closing process, and responsibilities of a homeowner. Programs and training offered at the Neighborhood Resource Centers include, but are not limited to, credit repair; Adult basic Education and GED classes; internet access to the Employment Security Commission. The City shall partner with FTCC to offer employable training programs and classes both within the NRCs and as a voucher program for payment of job training curriculum courses held at FTCC to benefit low to moderate income students. The City also commits to allocate available funding annually to support the development of additional affordable multifamily rental housing units and single family housing units for rent or for purchase.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Fayetteville supports the Cumberland County Continuum of Care and the agencies that participate and provide outreach workers to go to places where people experiencing homelessness live and congregate to help connect them to community based resources including mainstream resources. The City provides a homeless resource officer to assist people who may need access to information and referral that connects them services.

Addressing the emergency and transitional housing needs of homeless persons

The City of Fayetteville provides programs and technical assistance to emergency shelters and transitional housing providers that assist people experiencing homelessness. There is still a need for more beds although current providers are at capacity. More shelter providers are needed. A centralized homeless resource center will help to increase services to chronically homeless persons as it will provide a connection to all shelters and transitional housing in the system and other 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/Cumberland County has rental assistance targeted for homeless prevention to help people obtain and keep permanent housing. Programs also assist to rapidly re-house those who are homeless. Many low income families in Fayetteville receive services through the Prevention Services Network which works with families who have multiple issues that interfere with successful family functioning. Homeless veterans also have services available.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Fayetteville along with the Cumberland County Continuum of Care participates in a Coordinated Assessment approach to connect homeless persons to services. Care providers and other organizations will be included in the process and will access the use of the Homeless Management Information System (HMIS). Service delivery includes veterans, unaccompanied youth, the mentally ill and disabled as well as those being discharged from publicly funded institutions.

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

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

Actions to evaluate and reduce lead-based paint hazards

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

According to HUD, lead paint is typically found in homes that were constructed prior to 1978. Since fifty three percent of owner-occupied housing and forty four percent of renter-occupied housing was built before 1980, including 6% of each built before 1950 in our area, the probability of finding lead paint in existing residential units is very high. The City currently requires that a lead-based paint assessment be conducted on all subject properties considered for housing rehabilitation that were built before 1978 and currently contracts with Matrix Health Services to perform these assessments. 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. On occasion, the City's lead based paint certified staff avails the required lead-based paint safe work practices training to contractors. The Cumberland County Health Department also provides ongoing consultation to the City's local housing staff and updated brochures and literatures regarding lead-based paint sponsored by the United States Environmental Protection Agency (EPA), United States Consumer Product Safety Commission (CPSC) and the United States Department of Housing and Urban Development (HUD).

Actions to increase access to housing without such hazards

Currently, the predominant action to access housing without lead-based paint hazards is to prescribe lead based abatement of the subject property itself. However to date, the City has financially supported the development of 19 affordable multi-family rental housing projects located throughout the City availing 1,242 affordable rental housing units for rent to low to moderate income tenants and continuously provides financial support annually for the development of additional affordable multifamily rental units for rent and detached single family homes for purchase or rent.

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

How actions are related to the extent or existence of lead poisoning and 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 occupy alternate affordable and/or existing housing currently available with the City.

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

How actions to evaluate and reduce lead-based paint hazards, address the existing of lead poisoning and hazards and increase housing with such hazards will be integrated into housing policies and programs

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.

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

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

The City of Fayetteville has identified the following programs for reducing the number of poverty-level families:

- Housing Rehabilitation Programs
- Affordable multi-family housing development
- Single-family housing development
- Homebuyer Assistance Programs
- Homebuyer Education/credit counseling
- Homeless Services Program
- Transitional Housing for the homeless
- Neighborhood Resource Center programs

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

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 provides homeownership opportunities. The plan also provide 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.

SP-80 Monitoring – 91.230

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

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

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

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

Expected Resources

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

Introduction

The City of Fayetteville anticipates the following funding sources will be available to meet the goals, objective and priority needs identified in the consolidated plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,297,552	180,707	106,666	1,584,925	Expected Amount Available Remainder of ConPlan \$ 5,190,208

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	546,046	294,154	941,081	1,781,281	Expected Amount Available Remainder of ConPlan \$
Other	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction New construction for ownership	68,256	0	0	68,256	273,024

Table 65 - 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 to carry-out some of the identified goals and objectives. The Community Development Department's activities are also funded in part by the City's general funds mail for general administration and support. The City matches the Home Investment Partnership Grant with its general funds.

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 it's Community Development Housing Organizations, surplus land and land acquired for future affordable housing.

Discussion

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		Affordable housing Housing rehabilitation Increase homeownership opportunities Community improvements	CDBG: \$403,500 HOME: \$1,765,537	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Homeowner Housing Added: 15 Household Housing Unit Homeowner Housing Rehabilitated: 160 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Buildings Demolished: 20 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		Reduction of homelessness Community improvements	CDBG: \$126,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 33 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 5560 Persons Assisted Homeless Person Overnight Shelter: 600 Persons Assisted
3	Economic opportunities	2015	2015	Non-Housing Community Development		Job skills training Development and retention of small businesses Job creation and retention	CDBG: \$761,000	Jobs created/retained: 26 Jobs Businesses assisted: 472 Businesses Assisted Other: 2 Other

Table 66 – Goals Summary

Goal Descriptions

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

2	Goal Name	Suitable living environment
	Goal Description	Create environments that promote access to quality housing, elimination of blight and neighborhood improvement.
3	Goal Name	Economic opportunities
	Goal Description	Create community investment programs designed to support entrepreneurship, economic empowerment, retention of businesses and job creation opportunities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Fayetteville plans to use its CDBG and HOME funds to meet the goals and priority needs identified for the 2015-2016 program year by funding the following projects.

Projects

#	Project Name
1	Housing Rehabilitation Program
2	Acquisition and Demolition Program
3	Bunce Road Housing Development
4	CHDO-Bunce Road Housing Development
5	Homebuyers Education
6	Mobile Home Urgent Repair Program
7	Homebuyer Assistance Program
8	Business Assistance Program
9	Small Business Development Grant Program
10	CEED's Women Business Center
11	Facade Improvement Grant Program
12	Small Business Retention Grant Program
13	Section 108 Loan Payment
14	Neighborhood Resource Centers (NRC)
15	Beautification Program
16	Water and Sewer Assessment Assistance Program
17	Homeless Shelter 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	True Vine Ministries
23	Program Administration

Table 67 – Project Information

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

The City of Fayetteville allocation priorities are designed to carry out the goals and objectives of the plan.

AP-38 Project Summary

Project Summary Information

Consolidated Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)

FAYETTEVILLE

151

1	Project Name	Housing Rehabilitation Program
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$250,000 HOME: \$618,037
	Description	This program provides housing rehabilitation assistance through either a revolving loan pool with low interest rates between 0-5% or emergency home repair grants. Homes requiring substantial rehabilitation services are handled through the revolving low interest loan pool. Homeowners requiring immediate housing rehabilitation assistance are referred to the emergency home 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; and the amount borrowed for the repairs will determine the length of the term.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 145 persons will be assisted with the housing rehabilitation program and emergency home repairs 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 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	
	Goals Supported	Decent Affordable Housing Suitable living environment
	Needs Addressed	Affordable housing Community improvements
	Funding	CDBG: \$70,000

	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 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 to \$30,000 as a grant to demolish commercial properties and churches.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least 20 blighted properties will be demolished during the program year.
	Location Description	This program is available to blighted properties located in 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 in the city of Fayetteville.
3	Project Name	Bunce Road Housing Development
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing
	Funding	HOME: \$500,000
	Description	The City will partner with the Fayetteville Area Habitat for Humanity, a certified CHDO, to provide a non-interest bearing loan to cover the gap of infrastructure costs for this housing development project.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Fayetteville Area Habitat for Humanity will develop 15 affordable detached bungalow style single family homes for low to moderate-income families at or below 80% our area's median income during the program year. The building of these homes will be the first of three phases to complete a total of 45 homes over three consecutive program years for this housing development project.

	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 will assist with the infrastructure costs associated with this housing development project during the program year.
4	Project Name	CHDO-Bunce Road Housing Development
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing
	Funding	HOME: \$547,500
	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, 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. This shall be the first 15 of 45 houses total to be constructed for the Bunce Road Project.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This activity will fund the construction of 15 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 the prior program year and plans to convey the parcels to Fayetteville Area Habitat for Humanity, a certified CHDO, to develop the affordable housing units.	
5	Project Name	Homebuyers Education
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase homeownership opportunities
	Funding	CDBG: \$8,500

	Description	The City shall contract with Cumberland County Action Program (CCAP), which is a certified CHDO, to offer homebuyer education classes free of charge to low to moderate-income families interested in purchasing a home. The City and Cumberland County jointly fund and sponsor these classes. Classes are held monthly and rotated between the Neighborhood Resource Centers (NRCs) and CCAP's office in order to maximize accessibility.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 200 low to moderate-income persons will be assisted during the program year.
	Location Description	This program is available to low to moderate income City of Fayetteville residents interested in homeownership.
	Planned Activities	Subjects covered in each class include the benefits of homeownership, shopping for a home and how to obtain financing. Training is provided by a certified housing counselor. Homebuyers with credit issues can receive additional counseling to develop a credit repair plan to fit individual needs. The City also offers funding to waive the application fee for credit counseling for low to moderate-income applicants.
6	Project Name	Mobile Home Urgent Repair Program
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$75,000
	Description	This program provides urgent home repairs of \$5,000 or less as a grant for the repair of mobile homes to low to moderate-income mobile home owners that own and occupy their mobile home as a principal place of residency. It is not necessary for the applicant to own the lot upon which the mobile home resides.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 15 mobile homes will be repaired during the program year.

	Location Description	This program is available to eligible owners of mobile homes located within the City limits of Fayetteville that occupy their mobile home as a principal place of residency.
	Planned Activities	Urgent home repairs will be made available to low to moderate-income mobile home owners that reside in the mobile home. Priority is given to homes that have serious problems that affect the homeowner's health and safety.
7	Project Name	Homebuyer Assistance Program
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase homeownership opportunities
	Funding	HOME: \$100,000
	Description	Mortgage assistance and down payment loan assistance will be made available to low to moderate-income qualified homebuyers during the program year.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 10 low to moderate-income homebuyers will be assisted during the program year.
	Location Description	Eligible homebuyers acquiring a home in the City limits of Fayetteville.
	Planned Activities	Mortgage assistance and down payment low interest loans will be made available to low to moderate-income homebuyers during the program year.
8	Project Name	Business Assistance Program
	Target Area	
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$350,000

	Description	This program is designed to stimulate small business investment within the city limits of Fayetteville, create new services and retail businesses in the low to moderate-income areas and retain or create jobs for low to moderate-income residents. The City's loan works in conjunction with a primary loan from a bank or approved lender and provides the down payment or gap financing that is needed by the small business owner.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least 2 small businesses will be assisted during the program year. Each small business that receives a loan must retain or create a job for each \$50,000 loaned. Jobs that are created must be made available to low to moderate-income persons.
	Location Description	Loans are available to eligible small businesses located within the City limits of Fayetteville, offering a lower interest rate to encourage investment in any of the City's redevelopment plan areas. These 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	
	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 start up and development of small businesses located in the city limits of Fayetteville. A startup business is defined as one that has been in operation for 3 years or less. A matching grant up to \$5,000 is available for eligible small business expenses. Special consideration will be given to small businesses located in any of the City's redevelopment plan areas or major corridors.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 5 small businesses will be assisted with this grant program resulting in a minimum of 5 jobs being created or retained.
	Location Description	Eligible small businesses must be located in the City limits of Fayetteville.
	Planned Activities	Referrals for consideration for this program must come from the Center for Economic Empowerment and Development (CEED) or other small business resource provider and the client must have been approved for financing. The additional grant funds are used to further develop the small 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.
10	Project Name	CEED's Women Business Center
	Target Area	
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$60,000
	Description	CEED's Women's Business Center has served the small business community for over fourteen 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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 450 small business clients will be assisted with the start up or expansion of a small 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 in a low-income census tract and serves small business clients 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	Facade Improvement Grant Program
	Target Area	
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$30,000
	Description	This program is designed to promote the revitalization of facades of active, for-profit businesses through the rehabilitation of commercial building exteriors and landscapes. The City will offer a matching grant up to \$10,000 for each facade renovated. Eligible exterior projects include, but are not limited to, signage, awnings, painting, window and door replacement. The facade grant must be approved by the City's Facade Grant Committee before the renovation work begins to ensure that federal requirements are met regarding the use of the funds.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 3 small businesses will be assisted with a grant during the program year, resulting in a minimum of 3 jobs being created or retained for City of Fayetteville residents. New jobs created will be 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 has been expanded to include the City's other redevelopment plan areas. 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 the major corridors within the City limits to include Bragg Blvd., Ramsey St. and Eastern Blvd.
	Planned Activities	The maximum matching facade grant was previously \$5,000 and will be increased beginning July 1, 2015 to \$10,000 to provide additional financial assistance to small businesses and commercial property owners that lease to small businesses.
12	Project Name	Small Business Retention Grant Program
	Target Area	

	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$50,000
	Description	This program assists with the expansion costs of an existing small business with the objective of retaining businesses in the City's redevelopment plan areas and major corridors. Matching grants 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.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 10 small businesses will be assisted with this program during the program year, resulting in at least 10 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 and major 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 major corridors eligible within the City limits include Bragg Blvd., Murchison Rd., Ramsey St. and Eastern Blvd.
	Planned Activities	The City will provide a matching grant up to \$5,000 for small businesses that have been in operation for at least one year for eligible expenses that include, but are not limited to, equipment upgrades, inventory and commercial property improvements. 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	
	Goals Supported	
	Needs Addressed	Job creation and retention
	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.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Principal and interest payments will be paid during the program year.
14	Project Name	Neighborhood Resource Centers (NRC)
	Target Area	
	Goals Supported	Economic opportunities
	Needs Addressed	Job skills training
	Funding	CDBG: \$165,000
	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 computer classes, after school tutoring, 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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 6,000 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. The City also offers free computer training downtown at the Blue Street Senior Center located at 739 Blue Street and the Myers Recreation Center at 1018 Rochester Drive.

	Planned Activities	The City will offer day, evening and Saturday computer classes free of charge to the public rotating at the various centers during the program year. Additional training opportunities will be made available to include Medical Terminology training, after-school tutoring, and other training and informational workshops through its partnerships with local agencies and Fayetteville Technical Community College.
15	Project Name	Beautification Program
	Target Area	
	Goals Supported	Suitable living environment
	Needs Addressed	Community improvements
	Funding	CDBG: \$5,000
	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 3 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.	
16	Project Name	Water and Sewer Assessment Assistance Program
	Target Area	
	Goals Supported	Suitable living environment
	Needs Addressed	Community improvements
	Funding	CDBG: \$60,000

	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 30 families 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.
17	Project Name	Homeless Shelter Assistance Program
	Target Area	
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$4,000
	Description	This program provides emergency utility payment assistance to homeless shelters. The demand for assistance is greatest during the extreme temperatures of the winter and summer months. The assistance is limited to four times per year per shelter not to exceed \$1,000. Homeless shelters must be a non-profit, a member of the Continuum of Care, and meet the requirements set by the Community Development Department.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least 4 homeless shelter utility payments will be made during the program year benefiting a minimum of 125 homeless persons that reside in the overnight shelters.
	Location Description	This program is available to homeless shelters located within the City limits of Fayetteville.

	Planned Activities	In addition to providing emergency utility payment assistance, this activity provides reimbursement funds to the homeless shelters for the purchase of supplies and equipment expenses needed to assist the homeless and can be reimbursed up to \$500 during the program year.
18	Project Name	Utility Deposit Assistance Program
	Target Area	
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$4,000
	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 10 low to moderate-income 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	
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$3,000

	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 60 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 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 Community Development Department.
20	Project Name	Hope Center Homeless Shelter
	Target Area	
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$20,000
	Description	The Hope Center Homeless Shelter targets chronically homeless persons. The facility has 22 beds available to homeless women. The residents are assisted with housing, employment and counseling services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 475 homeless women will be served at the homeless shelter during the program year with meals, access to showers, assistance with job searches, case management and other resources.
	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	
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$20,000
	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	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 5,490 homeless persons will be served during the program year.
	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	True Vine Ministries
	Target Area	
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$10,000
	Description	This non-profit agency will manage the Hope Center Homeless Shelter and provide meals, access to showers, assistance to job searches, case management and other resources for homeless women.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 475 homeless women will be served at the homeless shelter during the program year.
	Location Description	913 Person Street
	Planned Activities	True Vine Ministries will manage the 22 bed homeless facility for women that are homeless and provide needed services during the program year. The City will provide funding to assist with operating costs during the program year.

23	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$294,425 HOME: \$84,000
	Description	Program administration costs associated with administering the CDBG and HOME activities during the 2015-2016 program year.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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 or underdeveloped corridors within the city limits such as with our loan and grant programs for small businesses.

Geographic Distribution

Target Area	Percentage of Funds

Table 68 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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.

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.

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

Table 69 - 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	15
Rehab of Existing Units	145
Acquisition of Existing Units	0
Total	160

Table 70 - 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 FMHA will be tearing down and replacing the 70-year old Grove View Terrace development with new construction. The Hillside Manor development, which has 32 units for elderly people, will be rehabilitated to support the special needs of elderly people. Three hundred and ten units of public housing, about one third, were built in 1971-1972. The FMHA will seek additional opportunities to work in public-private partnerships to develop more public housing through the Rental Assistance Demonstration Program (RAD).

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.

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 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 2015, the City of Fayetteville/Cumberland County reported 628 single individuals by the Cumberland County Continuum of Care Planning Council during the annual Point-In-Time homeless count. 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, through the work of the Continuum of Care on Homelessness, will 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 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 2015-2016 the city will allocate CDBG funds to support homeless shelter providers through the following programs:

- **Homeless Shelter Assistance Program:** Provides emergency utility payment assistance to homeless shelters and to assist homeless shelter providers with supplies and equipment expenses need to assist the homeless.
- **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.

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

During the FY 2015-2016, the City will provide CDBG funding to the following:

- The City will provide service through the Hope Center, a 22-bed emergency shelter located at 913 Person Street. The shelter will be operated by True Vine Ministries, who will also provide case management to assist the homeless to locate needed resources and transitional to permanent housing.

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 2015-2016, the City will provide CDBG funding to the following:

- **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.
- **Veterans Empowering Veterans** – Homeless Veteran Services: Provides case management services to homeless veterans connecting them to VA benefits and community resources. VEV also assist with housing and employment placement services. Clothing and food pantry is provided for veterans and when moving into permanent housing.

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

Generally speaking, planning officials work with developers to try to accommodate alternative building practices or materials if they are verified safe by engineers. Planning officials did note however, that the state is currently revising its state building codes based on 2015 national building codes. These state changes will take place over the next few years and will be reflected in county codes beginning in January 2019. Depending on what the state mandates, subsequent changes to county codes may affect the cost of building affordable housing in the county. For example, requiring sprinklers for single family homes might increase the cost of new construction. Rather, most officials felt that the private real estate market is so heavily influenced by the churn of the military personnel, with 30,000 people moving into and an additional 30,000 people leaving the county each year, that developers see catering to this middle- and upper-income market as the best business decision, rather than building affordable housing for lower- and moderate-income people.

Discussions with developers in the region suggest that some changes at the state level regarding the State Tax Credit Program will have an adverse effect on the number of new and rehab developments in the future. In the past, one developer stated, the state tax credits supplemented the federal program. The new Workforce Housing Loan program is not open to all counties. Another developer stated that the continued exemptions from taxes on vacant land is important to developing affordable housing, and that the New Market Tax Credit Investments fund very-low interest loans (about 1%) to their affiliates to build or acquire homes to sell to families. Another developer noted that low-income families who purchase a home whose value goes up may find it difficult to keep up with property taxes, thereby making their home unaffordable. The developers also suggested the need for a dedicated state and local funding sources for affordable housing that is not subject to annual appropriations (housing trust funds, for example) to expand access to affordable housing.

Discussion:

One developer suggested that the competitive bidding process for subcontractors can result in lower-quality work that the developer needs to follow up on and remedy, or else create lots of change orders for repairs. While the developer wants to build energy-efficient houses, he finds that some contractors don't want the hassle of being certified.

Developers also suggested that the burdensome regulatory requirements for mortgage applications create a lot of work without improving the lending or stability of mortgage markets. One stated that his buyers, within the 50-80% of area median income category, don't easily qualify for bank loans and that the developer cannot finance loans. Therefore, sometimes newly-built homes sit on the market until qualified buyers are found, opening them up to the risk of theft and vandalism. If the housing could be converted into rentals, they could be more quickly occupied.

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 2020:

- 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

The City of Fayetteville will continue to make its resources available to create additional affordable housing through its partnerships with the City's four certified Community Housing Development Organizations. The City will continue its effort to build single family houses in the Bunce Road development in partnership with the Fayetteville Area Habitat for Humanity. The City will also continue to partner with private developers to leverage funds develop affordable multifamily units using tax credits.

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 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 focuses on creating decent affordable housing, improving the housing stock for low to moderate income families and provides provides homeownership opportunities. The plan also provide 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 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 for provide housing solutions to reduce the number of homeless.

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:

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	0
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:	0

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.	0.00%

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:

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:

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:

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:

Discussion:

Attachments

**COMMUNITY DEVELOPMENT
CITIZEN PARTICIPATION MEETING
Bethel Baptist Church
300 Andy Street
January 08, 2015**

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

- Targeting Areas
- Expansion of Bus Routes in Bonnie Doone
- Recreation Center for the youth
- Entrance sign for area
- Community Watch
- Additional street lighting
- Duke Energy serves area
 - *Andy
 - *Johnson
- Community Center for Seniors
- Street Light Repair Needs
- Tear down broken down homes and rebuild affordable homes
- Better transportation for low income persons to and from work
- More Shelters/with development programs for individuals
- Transitioning families from a low income area to a moderate income area a income makes transition possible/affordable
- Require property owners to maintain properties in an effort to instill community pride.
- Taylor Drive has really changed in the past 20 years. Homes are predominately owned by seniors, some disabled. Residents (owners/renters) need assistance to make much needed improvements to their homes.
- Senior Center (Blue Street) needs a complete overhaul of the facility.
- Senior Center needed in West Fayetteville
- Neighborhood Resource Center is needed in West Fayetteville

**COMMUNITY DEVELOPMENT
CITIZEN PARTICIPATION MEETING
Massey Hill Recreation Center
1612 Camden Road
January 13, 2015**

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

- **Keep existing businesses and promote new ones.**
- **White flag facilities staffed with church volunteers**
- **Round-a-bout “Welcome” signage to illuminate The Mills**
- **RAMP**
- **Wants Habitat For Humanity to build in community on vacant lots**
- **Public Safety – Surveillance cameras**
- **Corner store is a nuisance – tobacco shop near round-a-bout**
- **Grocery store – IGA/Piggly Wiggly**
- **Have Illegal boarding houses – homeless problems**
- **Youth Programs**
 - **Pal Programs**
- **Recreation equipment – pool tables/ping pong, etc.**
- **More LED lighting throughout the City. (Delcross used as test street/prototype)**
- **Last point-in-time Count for Homeless was inaccurate - too low**
- **How is City assisting w/reducing and providing to the homeless**
- **City-wide mailing of Parks & Recreation Programs and Activities**

**COMMUNITY DEVELOPMENT
CITIZEN PARTICIPATION MEETING
Old Wilmington Road
229 Lincoln Drive
January 20, 2015**

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

- Demolished houses – lots need to be maintained – (city owned) to include B Street & Link Street
- Clean along the creek
- Need additional trash cans along Person Street for the homeless
- City owned lots on Lincoln Drive need to be cut during the summer
- Massey Hill playground needs to be replaced
- Gender-biased programming in city recreation centers
- More abandoned homes needing to be demolished on Person Street
- Drainage problems on Lincoln Drive (320)
- Greater enforcement for rental property owners to maintain their properties
- Extend the Blount Street Walking Trail
- Area still needs a full recreation center and community park
- Didn't receive the golf course originally promised
- B Street needs recreation center and park also. (have sent numerous letters of request to Parks & Recreation with no response).
- Smaller community branch library
- Need more evening /after-hours programs and activities
- Separate facilities in the areas of senior housing and general public areas
- Consider currently available lots in the area for additional development needs: Recreation centers, library, golfing grounds, tennis courts, swimming, etc. (otherwise support future slums – no activities for the youth/teens)
- Hotels and homeless on Eastern Blvd. (need more housing for the homeless)
- Communication already in place: Once the house/housing is in place/supportive education. Budgeting/financing/basic repair knowledge

- **Communication of programs/programming that you already have in place *plans for Old Bus Terminal area.**
- **Structured programming for youth/young families/senior citizens**
- **Fayetteville Community Garden.....who is in charge?**

**COMMUNITY DEVELOPMENT
CITIZEN PARTICIPATION MEETING
Good Hope MB Church
January 22, 2015**

What do you view as important needs in your City & Community?

- **Sub-standard rental properties in Seabrook Community (enforcement of RAMP)**
 - **Need more public and supportive housing (to include shorter waiting lists)**
 - **Expand bus routes throughout the city and county**
 - **Grocery stores nearer to lower-income communities**
 - **More bus stops and direct routes**
 - **Need to develop more youth outreach programs**
 - **What are the plans for vacant City-owned properties throughout the City**
 - **City and County need to coordinate a better use of vacant lots resulting from tax foreclosures**
 - **What is the status of the River Walk? (could assist with economic development for the City)**
-
- **Houses not kept up – a lot of blight**
 - **Potential use of homes for use of a group home**
 - **Sidewalks**
 - **Grocery Store (less expensive)**
 - **More bus stops – more direct stops**
 - **Drainage issue**
 - **Senior Center/Coordinate**
 - **No youth activities and outreach programs/efforts; Closest center is Spivey – lack of transportation**
 - **Need additional lighting at local park**
 - **Broken communication between the City and Community**
 - **Does the police conduct open forums**
 - **Potential of getting a police sub-station**
 - **Community watch**

- **Need to work on the homelessness around the Cape Fear Bridge**
- **Housing for single parents in need of assistance. An apartment complex project would help with this.**
- **Community Outreach Groups: Meeting Place, Event Funding, Workshop Planning**
- **Resource Center with computers where the community can use computers to help seek funding businesses, seek land/building, opportunities for your small business to thrive.**
- **Feed the Homeless day, every Saturday morning at Good Hope Church/Mable C. Smith Park. Can use donations and community food drives to help fund.**
- **Having more meetings between city officials and community leaders; a better line of communication is needed; invest in community created based programs.**
- **Recruit more businesses to East Fayetteville. We're a short drive from downtown and we have the natural resources like the Cape Fear River close by.**
- **Church Homeless Program**
- **Holding Summer Schools at Church**
- **House on Shadbush Lane needs to be torn down. Was on fire and is now being used for seating and the people go in and out of it**
- **Need housing suitable for school children because of elementary school on Seabrook Road.**
- **Need the houses in the Seabrook areas: Jasper Street, Wilma and Newark Avenue renovated. Encourage homeowners to fix property up, instead of boarding them up.**
- **Consider moving or renovating the MLK statue. It's hidden away for the main highway.**
- **Clean up the logs at the end of Deep Creek Road**
- **What plans, if any are there for the disposition of vacant lots jointly owned by the city and county that can't be developed for, but could be attached to adjoining property for tax revenue.**
- **More affordable housing and less trailer parks.**

2015-2019 Consolidated Plan 2015-2016 Annual Action Plan
Community Development need Assessment Survey (OutFront)

A	B	C	D
1	Name: Fayetteville OutFront		
2	created: 1/28/2015 6:31:00 PM	data as of: 2/20/2015	
3	The City of Fayetteville Community Development Department is in the process of preparing for their 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan. City Staff is asking for community feedback by taking a brief survey to help in the development of both plans. The information you share will help staff identify solutions and plans in the areas of community development, economic development and homelessness.</p>		
4			
5	Housing	Community-Development	Homelessness
6	Make it more feasible for developers to put up affordable housing.	This community needs more nongovernment jobs. City needs to change UDO and permit procedures to make it easier for new businesses to open up here.	Give them one-way bus tickets to San Francisco.
7	Gentrify B Street somehow. If that doesn't work, the city needs to buy everyone out and redevelop that area.	Times have changed and people want community facilities in the cities that they live. Fayetteville falls way behind other cities in this area. Embrace innovation, and challenge those that want these amenities to put their money where their mouth is. Those that have foresight will vote for bonds to finance parks, greenways, sidewalks, and others. The old guard that still runs and develops this town needs to realize that we are planning not for them, but for their children. If Fayetteville does not keep up, they will go elsewhere.	There needs to be accountability from those that are paid big money to attract business to our city. Infrastructure improvements need to be made (streetscape improvements, etc.) to make the city, not just the downtown area, attractive to businesses. Also, you are receiving 25 million for the airport. What are you going to do with the surrounding Coliseum area to make it more attractive? Cumberland County Planning Staff has good ideas on how that area should redevelop. Cumberland County.
8	Infill development, encouraging smaller, affordable housing close to amenities. Permitting "granny flats" in areas that are less dense. Redevelopment and new housing options near downtown. Transit accessible development.	Continue work improving transit and bike and ped options. Streetscape improvements. Expand downtown feel to adjacent areas. More options for youth entertainment...give them something to do.	Programs that help them get out of the situation they are in. It is terrible to go walking about and be approached by beggars. Makes you not want to visit many parts of the city.

2015-2019 Consolidated Plan 2015-2016 Annual Action Plan
Community Development need Assessment Survey (OutFront)

A	B	C	D
<p>More low income affordable housing needs to be made available in every section of the city not just building up targeted areas of the City where low income once already existed but across all sectors.</p>	<p>More needs to be done to light up the city I moved here in 2006 and said this place is dark and shady won't catch me out much after dark. Well here in 2015 certain neighborhoods are still just as dark I go to my friends houses and can't even see getting out of the car yet they have dim lights for street lights as we call them. My neighborhood was up lighted as we refer too in Reilly Road subdivision my family tells me bright as Christmas there thank you City cause before someone could walk by your house and hell if I could id a race complexion even sex who that person was now I can tell right down to the shoes they have on.</p>	<p>Bring more here for the young people please build them some type of outdoor skate park with tennis courts, basketball outdoor court and light up bright as eve and lock down at night put on a main boulevard and you will see great results. Give better business incentives for the companies to come into the area only thing that really exists here is restaurant's we don't even have a Dave and Busters for kids and adults that would be a cash cow. A new interactive museum for science on hands with the kids we have enough Colleges engineers and innovators with the military to build a interactive hands on science museum with a charge admission cost for the kids why should I have to take take my child an hour each direction for a museum other than a military one or historic home in this day and age????</p>	<p>Ask for a once a month city day of interaction community wide homeless intercession in some way either from the civic church police all together once a month in Festival Park and rotate theme can even last for hour either a meal toothbrush and paste clothing donations one thing one day of the month that is not too much to ask of the City</p>
<p>moratorium on new construction permits until existing inventory abates or a program to issue new construction permits in conjunction with demolition of substandard square footage elsewhere</p>	<p>Quality of life improvements in parks and recreation. Better support for effective non profits.</p>	<p>More incentives to keep the businesses we have and to help them attract new employees and grow</p>	<p>Better support of non profit organizations that work to mitigate homelessness. Crack down on gang related pandering and begging. New vagrancy laws designed to get mentally ill homeless persons shelter and help.</p>
<p>Affordable Housing for minimum wage earners. They need to work for the housing so that they can feel accomplished.</p>	<p>Make Fayetteville a place where everyone want to live,,ie entertainment complex for our youth, young adults, more arts for all age groups....more respect for each other through meeting each other ie, all ages</p>	<p>Give incentives to bring in big businesses to help eliminate homelessness for all, ie., veterans</p>	<p>Shelters for the homeless....homeless work for their stay...they work their way to public housing, habitat housing, etc</p>
<p>Owners of rental properties need to be more accountable for the appearance and upkeep of the buildings they own.</p>	<p>Level the Prince Charles Hotel. Continue upgrading the city's infrastructure. Incorporate those areas within the city that aren't incorporated and improve them.</p>	<p>Level the Prince Charles Hotel and open that land for development. Why do so many businesses in the downtown area close so quickly?</p>	<p>No opinion.</p>
<p>Run down housing and yards need to be policed. Send city inspectors through our neighborhoods and enforce standards with fines if necessary.</p>	<p>Ticket polluters with heavy fines. Enforce traffic laws.</p>	<p>No comment</p>	<p>Let's help the homeless where we can.</p>

2015-2019 Consolidated Plan 2015-2016 Annual Action Plan
Community Development need Assessment Survey (OutFront)

	A	B	C	D
14	<p>Yay for the Hope project and Habitat for Humanity. Keep those good works coming!</p> <p>Housing has become too expensive for a 1 bedroom they want anywhere from \$600.00 - \$1000.00 thats crazy, and especially for run down an unprotected areas places being rented out.. knowing they need to be fixed up..and for tenants who have lived in their homes for a year or more come they wouldn't want to look very like that..also I believe that the vacant houses that have been abandoned, taxes not paid, or seized by the government could be used to house the homeless. you have ladies an men living under the bridge s, in abandoned warehouses, in abandoned houses where ever they can seek housing...</p>	<p>Keep crime-fighting at the top of the list. Get more aggressive on litter control. Bring back an art museum and create a performing arts center, both preferably downtown. Develop our main water focus, the Cape Fear River, for art/education/recreation usage. Add more parks and swimming pools. Keep adding more walking/running trails.</p> <p>We need more job trading and education programs for the adults that have been unable to get jobs, and for those who have a record they can be bonded, rehabilitation for the people who have gone down the wrong path at an early age in their lives.....the high crime areas like the Murchison, DAVIS ST AREA, Bragg blvd down by the American Storage, area the bonnie soon. Always something going on there, GILLESPIE ST / BLOUNT ST AREA GOING DOWN town THE BACK STREET RIGHT BEHIND THE GAS STATION, DOWN Nimocks Ave...need to be cleaned up from Drugs, people hanging there for that reason, an gang groups that r beating up people, raping girls an women..an getting away with it because of fear..prostitution going on behind the scenes in the strip joints and adult places..better protection at these places like Walmart, the shopping Centers the Hospital grounds, Hotels etc in their parking areas there,, outside the courthouse. Bus station at the schools outside before an after school also in the schools a lot of bullying going on not reported out of fear..protection for both the kids and teachers...</p>	<p>Bring in attractive, brand-name grocery stores (Whole Foods, Publix), nice additions to the Fresh Market coming soon. Lure tech companies, not chicken plants, to the city/county to provide high-quality jobs.</p> <p>SENIOR CITIZEN AFFORDABLE HOUSING-building jobs, free education for those who have dropped out of school for one reason or another, better system to show run away school skippers its not okay that there is consequence s for it, cause parents sent d their kids and then they sneak out or just take off cause they don't wanna go..they need their education, give incentives. To business owners to want to stay an to employ the less fortunate, the under educated. Better street lighting on the public streets and highways. So much more could be done..</p>	<p>Have increased patrolling of areas where homeless congregate, such as woods and under bridges. Create more shelters.</p> <p>Take these abandoned places an use them to house the homeless get them off the street. Out of all kinds of weather. They r in the streets pan handling because lack of a place, food, health care, etc the shelters put them out in all kinds of weather so they go in front of businesses, on the highways wherever they can to get money an food, they need housing, training an a chance. To get back on their feet, I met a couple the man had a job got hurt got no help to compensate his injuries so they lost their home haven't been able to work since the lady was cold an in tears.. Another person was in the military an something happened an they couldn't get any help. They are under the bridge living, another is sick no medical an under a bridge. There r many reasons why they r homeless.. I saw a lady in a wheel chair trying to get money to help herself, their is a greater risk for the women that r homeless. U know... Some want a break an want better for themselves. But no one will give them that break for I reason or another.. Hope something I have wrote down will inspire a change, thank u</p>
15	<p>I am tired of seeing apartment complexes and subdivisions go up in every empty patch of land.</p>	<p>I think community development is alive and well in Fayetteville. I think the problem is that there are a lot of small organizations that do the same thing. If they could come together and develop a plan/agenda, they would be able to eliminate redundancies and pool their resources together to get more accomplished.</p> <p>I also have an issue with the overall lack of involvement by spiritual leaders/churches/synagogues etc. It seems like there's a church on every corner in Fayetteville, but they do not have an overwhelming community presence. If these churches came together and had civic improvement as their goal, I believe it would help tremendously. I think it could help the public school system and the police department at a minimum because it would help to change the attitudes of the young people that are in danger of ruining their lives when they make stupid decisions that will affect them for the rest of their lives. We can't blame the police department and the teachers for everything all the time. Our communities have fallen apart mainly because of the breakdown of the family and what better place to help solve that problem than the church? Again, I think it's a lot of small entities that do help but how much better would it be if the churches could come together with a plan to really help Fayetteville as a whole and not just their sections of the city. FYI, I am aware of the ministerial council and some other groups that come together but I would challenge them to step up their game</p>	<p>It's no secret that Fayetteville needs to bring more industry and jobs into the city that are not affiliated with Fort Bragg. Thank God for Fort Bragg and the military but we need to be developing independent of the military.</p>	<p>I'm not sure about the homeless. There are many groups of homeless people. For the mentally ill, I would guess we need more mental health facilities to evaluate some of these people and then develop some type of solution. For veterans and families there are probably more resources that need to be made available. If possible, Fayetteville should study other cities who have dealt successfully with a homeless problem and then develop a model that could work here.</p>
16				

2015-2019 Consolidated Plan 2015-2016 Annual Action Plan
Community Development need Assessment Survey (OutFront)

	A	B	C	D
17	<p>Housing is improving within the city, however there are still neighborhoods in which houses are old, in disrepair and lack energy efficiency. How the city handled the replacement of old houses with modern housing after the tornado a few years ago was a model of how housing should be handled; if it's old and in need of repair the city should encourage the owner to have it replaced.</p>	<p>I feel that there is no community development in Fayetteville. Low income neighborhoods are right next to high income neighborhoods creating a socio-economic gap between the two. Neighbors don't interact with neighbors and home owners associations just collect dues without holding publicized meetings or enforcing the standards.</p>	<p>I feel Fayetteville is steadily growing its economy; evidenced by the expansion of the mall. I feel a good portion of this is due to the increase in size of Fort Bragg, so once Fort Bragg halts its expansion Fayetteville's economy will become stagnate once more. To mitigate this I would suggest making Fayetteville an appealing permanent place for larger businesses. This could be done in varying ways, most obvious would be tax credits for businesses that move to or start in the area. However, no business wants to deal with a high crime rate, so that issue should also be tackled.</p>	<p>Everywhere I look in town there seems to be a homeless person. Unfortunately it is impossible to tell those in need with con-artists and scammers. One thing I have noticed is that there do not seem to be that many shelters in town and of the few that exist, they are located in the downtown area. I think it would be a better move to attempt to have more shelters and evenly distribute them across the city so that the homeless have better access to them. Homelessness does entail some unsavory characters, thus the police must also have a strong hand in the situation.</p>
18	<p>I think there needs to be a certain standard for homes that are unoccupied to help ensure the value of the residence. The owner/property manager/bank should make sure the home is secure at least twice a month and put a siren on the crawl space to deter thieves from stealing the copper. There also needs to be some sort of program in place for homes that are sitting abandoned so they don't become condemned and dilapidated, as that brings down surrounding property values and is an eye sore in the neighborhood. The RAMP program should include noisy tenants and those that repeatedly don't keep up with the rental property too.</p>	<p>I have been trying to get the City to put in more stop signs and traffic calming devices in the Waters Edge neighborhood for a while. Since 2012 there have been traffic studies done that show we have an unusual amount of traffic flowing through the neighborhood due to people using it as a cut through. If you have data showing there are more cars than there should be, I don't think residents should have to get a petition signed requesting that something be done FOR THE SAFETY of our neighborhood.</p>	<p>It would be nice to see shops spaced out around town instead of all of them on Skibo Road. It creates ridiculous traffic. Also, having nice retail stores, restaurants and nicer grocery stores brings in a diverse group of people and promotes a higher standard for residents</p>	<p>The city should transform a building that isn't being used as a shelter and there should be places like this across Fayetteville. That way they know they've got a safe and warm place to stay off the street like the program that is in place in Washington State, DESC - 1811. Eastlake I also believe that there is a huge mix of actual homeless that are panhandling and then there are everyday people dressing as homeless who are panhandling. There should be a crackdown of those who are misrepresenting actual homeless families.</p>
19	<p>Look into having the city purchase and renovate the several abandoned private homes. Use to house the homeless.</p>	<p>Establish more recreational parks (like Rim Lake Park). One park could be a Park Golf park (like in Japan). Used mostly by retirees.</p>	<p>Hire the homeless.</p>	<p>Establish New Deal type programs to both hire the homeless and establish recreational parks.</p>
20	<p>n/a</p>	<p>I believe we need more sidewalks! Fayetteville is a good city, I have enjoyed living here very much and do not understand the bad rep the city gets. However, Fayetteville is pedestrian unfriendly =(This leads us to having to drive everywhere, which is bad for our health. I live close to most of the businesses I buy from and errands I have to run. I would love to walk to these places, but the risk of getting ran over is pretty high! More sidewalks, please!</p>	<p>n/a</p>	<p>Let the community know how they can help. Most people would love to donate their time or resources to help the less fortunate, but most don't know where to start.</p>
21	<p>I think low income housing should be maintained by occupants or occupants removed. I think they should also be drug tested prior to moving in. If you don't pass, go somewhere else to live.</p>	<p>I think development should be complete. Housing etc. should not occur until a study on traffic in the area has been done and what affect it will have on the area under consideration. Community should have a say.</p>	<p>Like most of us do, do not develop until you know how your going to pay for it and with who's money.</p>	<p>If your homeless by choice then fend for yourself. Otherwise get a job and earn your way. You are not my responsibility or the city's.</p>

2015-2019 Consolidated Plan 2015-2016 Annual Action Plan
Community Development need Assessment Survey (OutFront)

	A	B	C	D
22	<p>It would be great to get more speed bumps in residential areas. Also, having beautification programs around high traffic areas. Some of these areas are in bad condition and do not portray Fayetteville in a good light to people such as the military community that are new to the area. i.e. bragg blvd, Murchison rd., parts of skibo and raeiford.</p>	<p>Bike / run trails well lit.</p>	<p>I feel that Fayetteville is making as much progress as they can with this. No more Walmarks please and help Murchison Rd.</p>	<p>Homelessness is probably increasing because of how much assistance the homeless get here. I have volunteered and the homeless get a lot of help. Maybe we can help get them into mental wellness programs, drug rehab, job rehab a little better.</p>
23	<p>Less approval of new housing, i.e. Apartment complexes when there seem to be so many houses available now.... Stop allowing clear cutting for apartments....look at the intersection of All American and Sante Fe</p>	<p>Safe parks Community gardens in all areas of town</p>	<p>No industry that will pollute our air and water</p>	<p>Maybe turn vacant buildings owned by city into shelters.....have local contractors donate supplies and man hours to help refurbish buildings?</p>
24	<p>FAY faces a critical shortage of Section 8 housing and concentrated sections of poverty. Potential to consider a local ordinance engaging all new housing to offer a set percentage of Section 8 affordable housing or another method of fulfilling that need without concentrating low-income populations? New housing developments without pedestrian-friendly roads add to ground-level ozone emissions from increased car traffic, unsafe streets for pedestrians and motorists. Residential solar panels and small vertical axis wind turbines are beneficial to homeowners, retirees, and low-income housing projects to add value to residences and communities. The City should encourage their use and encourage PWC to add net metering to smart grid updates. Cohousing communities is a potential public-private partnership opportunity to utilize vacant infill properties near downtown FAY.</p>	<p>Multipurpose planning and mixed use housing is important to build healthy, economically vibrant neighborhoods. Phase 1 of the Murchison Road/Rowan Street Bridge project is vitally important to build connectivity between downtown and FSU.</p>	<p>Veteran retention in FAY small business and startups needs to be improved. FAY is strong in the tech market for 18-24 males, STEM graduates from FTCC, multilingual specialists, and fast wireless internet. These should be fertile ground for business attraction or specialization. Additional retail space in the Multimodal Center could provide a secondary source of revenue for expanding FAST services, provide a safer environment for passengers, and friendly/hospitable concessions for all visitors.</p>	<p>FAY needs a Housing First policy to "turn off the tap" in preventing homelessness among families. Temperate climate and military base proximity means that we can anticipate always having a homeless population even if FAY found housing for every current homeless resident. As such, transitional living, Housing first prevention, mental health group housing and treatment facilities, and self-sustaining initiatives like an off-grid Tiny House community could all contribute to mitigating the large, isolated homeless population, vagrancy issues, and public nuisance begging downtown. Bussing permits (\$5) for street performers issued at City Hall or the Police Department are low-cost ways of legitimizing legal economic activity and making homeless individuals "visible" while allowing them to make money by providing an artistic public good.</p>
25	<p>I'd like to see more uniformity of appearance and enforcement of codes and city regulations. As I drive around town, I come across beautiful neighborhoods but occasionally I'll see a run down house or two that really scar the street/neighborhood.</p>	<p>I think the city is doing a fine job in this area.</p>	<p>I'd love to see more growth and diversity of businesses.</p>	<p>I'd like to see less homeless people. As I run in the afternoon I'm occasionally hassled by homeless.</p>
26	<p>improve infrastructure</p>	<p>invest in already existing communities within the city before building and expanding any further developments. Sidewalks are needed in many areas as are storm drains and road improvements.</p>	<p>no comment</p>	<p>outlaw panhandling</p>

2015-2019 Consolidated Plan 2015-2016 Annual Action Plan
Community Development need Assessment Survey (OutFront)

A	B	C	D
<p>Quality affordable housing for people whose wages are near the federal poverty level - with such housing having close access to bus routes that go to appropriate job destinations not just walmart.</p>	<p>Removing eye sore structures especially on thoroughfares and entrance to the city roads. Additional Sidewalks - look at the footpaths on major roads for where to build them! Improve traffic flow on Cliffdale at rush hour. Reinstall red light cameras. Promote Nextdoor.com and similar info systems. Nixie.</p>	<p>Diversification in industry. Creative solutions like turning an empty big box building into a community center library like has happened in McAllen, Texas. Making the city owned Fiber optic system available for public use (change the state law that prevents it!). Offer Trade School type training in the summer for interested high school students</p>	<p>Cooperation between Cumberland Interfaith & Salvation Army & DSS & Operation InASMuch (etc) to care for these persons. Increased access to mental health care. Keep up the Hawker Program, Build upon some of the wonderful ideas presented in the Fayetteville Observer from other communities.</p>
<p>Less Fort Bragg housing and more private housing. Reduced regulatory environment that increases cost.</p>	<p>Better livability and increased quality of place assets</p>	<p>Political will to see opportunity through and easier planning and permitting approvals. Less staff-induced regulation.</p>	<p>More jobs.</p>
<p>Housing looks good. We just need to keep an eye on houses abandoned.</p>	<p>I think our commissioners and those on counsel are doing a good job in developing our community.</p>	<p>Sanders Chicken Plant is a necessity to help our economy to grow. Unfortunately the needs of the many out weights the needs of the few..</p>	<p>This is an ongoing project and there are some street corners that should be addressed due to the intimidation of the homeless beggar. Bragg Blvd & Santa Fe.</p>
<p>I don't like to see single family homes used for multi family dwelling purposes. I feel it lower the other property values.</p>	<p>We need more services to assist the needs of our seniors, making and using a house budget on any income. More adult day care centers. More affordable housing for seniors.</p>	<p>I would love for more business to utilize the vacant commercial properties at the Ponderosa Plaza and a long Yarkin Rd. I say that we should give home- less men and women the opportunity for employment in whatever craft or skills have, I believe that they would rather be working than begging for a hand out.</p>	<p>There are too many vacant buildings that could be fixed up for the homeless. For those who are forced to live in makeshift shelters, we could teach them survival skills or give sleeping bags or even give out camping tents.</p>
<p>Decent affordable housing for families as well as singles.</p>	<p>Remove blighted properties - let Fire Dept or Police or Fort Bragg Special Ops train then tear down.</p>	<p>Any job is a job - strive to get more openings, possibly through more local contracts being chosen for work within City limits. Local companies hiring local people is a win-win.</p>	<p>Build a couple of barracks type buildings, small bathroom/shower and lots of bunks. Ask churches to staff them. Use for White Flag nights, special events (free housing for marathon, Dogwood Festival workers) many other uses.</p>



First Program Year Action Plan

SF 424

Date Submitted: 05/ /15		Applicant Identifier: 040031700		Type of Submission	
Date Received by state		State Identifier		Application	Pre-application
Date Received by HUD		Federal Identifier		<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
				<input checked="" type="checkbox"/> Non Construction	<input checked="" type="checkbox"/> Non Construction
Applicant Information					
Jurisdiction: City of Fayetteville				UOG Code: 371002	
Street Address Line 1: 433 Hay Street				Organizational DUNS: 040031700	
Street Address Line 2				Organizational Unit	
City: Fayetteville		North Carolina		Department: Community Development	
ZIP: 28301		Country U.S.A.		Division	
Employer Identification Number (EIN): 56-6001226				County: Cumberland	
Applicant Type: Local Government: Township				Program Year Start Date: (07/01/15)	
				Specify Other Type if necessary:	
				Specify Other Type	
Program Funding				U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant				14.218 Entitlement Grant	
CDBG Project Titles: Housing, Community Development, Economic Development, Homeless Programs				Description of Areas Affected by CDBG Project(s): City Limits of Fayetteville	
CDBG Grant Amount: \$1,297,552		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged:				\$Additional State Funds Leveraged	
\$Locally Leveraged Funds:				\$Grantee Funds Leveraged	
Anticipated Program Income: \$180,707				Other (Describe): Prior Year Funds \$106,666	
Total Funds Leveraged for CDBG-based Project(s) \$1,584,925					
Home Investment Partnerships Program				14.239 HOME	
HOME Project Titles: Housing Programs				Description of Areas Affected by HOME Project(s): City Limits of Fayetteville	
HOME Grant Amount: \$546,046		\$Additional HUD Grant(s) Leveraged:		Describe	
\$Additional Federal Funds Leveraged				\$Additional State Funds Leveraged	

Locally Leveraged Funds: \$68,256		\$Grantee Funds Leveraged	
Anticipated Program Income: \$294,154		Other (Describe): Prior Year Funds \$941,081	
Total Funds Leveraged for HOME-based Project(s): \$1,849,537			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application:		
First Name: Victor	Middle Initial: D.	Last Name: Sharpe
Title: Community Development Director	Phone: 910-433-1933	Fax: 910-433-1592
eMail: vsharpe@ci.fay.nc.us	Grantee Website: www.ci.fayetteville.nc.us	Other Contact
Signature of Authorized Representative		Date Signed

Certifications

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

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

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

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

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation a criminal drug statute occurring in the workplace no later that five calendar days after such conviction;