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COMMUNITY DEVELOPMENT

The City of Fayetteville is committed to encouraging intelligent growth by investing in housing, economic development, public infrastructure, and community engagement. This policy ensures that public resources are used effectively to improve the quality of life for all residents, particularly those in areas with the greatest needs. It aligns with the City’s vision to build stronger neighborhoods, create economic opportunities, and enhance the overall well-being of our community. This Community Development Policy provides a comprehensive framework to guide Fayetteville’s investments in people, places, and partnerships. By aligning local priorities with federal compliance standards and engaging community stakeholders at every step, the City can create a stronger, more vibrant, and more connected Fayetteville for all residents.

Guiding Principles

- **Access & Opportunity for All**
Ensure that all Fayetteville residents—especially in neighborhoods facing the most significant challenges—have meaningful access to safe housing, economic mobility, and essential services.
- **Sustainable & Responsible Development**
Invest in projects and programs that protect natural resources, strengthen infrastructure, and promote long-term neighborhood stability.
- **Transparency & Fiscal Responsibility**
Uphold strong financial oversight and ensure all community development efforts meet local, state, and federal requirements—especially those tied to HUD programs.
- **Community Voice & Partnerships**
Engage directly with residents, neighborhood groups, nonprofits, and businesses to co-create development solutions that reflect local priorities and lived experiences.
- **Public Purpose**
All projects support under this community development policy must serve a Public Purpose. The Public Purposes to be served through the application of this program will include:
 - Expanding the tax base by increasing the value of taxable property;
 - Increasing or retaining employment opportunities, wages, and personal incomes;
 - Diversifying the economic base of the community improving economic stability;
 - Redeveloping economically challenged areas of the community and removing blight in key corridors;
 - Improving the quality of life available to Fayetteville residents.

Implementation & Accountability

- **Departmental Leadership**
The City’s *Economic & Community Development Department* will lead policy implementation, working collaboratively with other departments and external partners.
- **Annual Reporting to City Council**
An annual report will be presented to City Council highlighting key accomplishments, funding outcomes, and program adjustments.
- **Ongoing Public Engagement**
Resident input will be actively solicited through community meetings, surveys, and advisory groups—ensuring policies remain grounded in the needs and aspirations of Fayetteville residents.

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These efforts align with the city's practice of engaging the public through forums such as the Annual Action Plan and Consolidated Plan development.

- **Alignment with City Council's Strategic Plan & Priorities**

The City Council Policies Committee will review this policy every one years and make necessary revisions to ensure continued alignment with the Council's priorities and strategic plan.

Programmatic Focus Areas

1. Housing Affordability & Quality

- **Affordable Housing Development**

Support the creation and preservation of affordable housing through incentives for developers and partnerships with nonprofits. The City's efforts to develop more single- and multi-family housing plays a key role in expanding access to safe, affordable units while the City's robust homebuyer assistance programs connect residents to asset building opportunities.

- **Homeowner Rehabilitation Assistance**

Expand home repair and rehabilitation programs to help low-income homeowners maintain safe living conditions and prevent displacement, helping residents remain in their homes and communities that residents can remain in their homes and communities.

- **Blight Removal**

Focus on the removal or rehabilitation of blighted properties that contribute to deteriorating neighborhood conditions. This includes partnering with developers, nonprofit organizations, and community groups to transform vacant and underutilized properties.

- **Anti-Displacement Strategies**

Develop policies to prevent displacement caused by rapid market changes, ensuring long-term residents can remain in their communities.

2. Economic Development & Job Creation

- **Small Business Support**

Provide grants, low-interest loans, and technical assistance to small- and disadvantaged business enterprises. High impact small business programs are central to this effort.

- **Workforce Development**

Partner with local businesses and educational institutions to provide job training programs that align with in-demand skills and regional economic needs.

- **Incentivizing Investment**

Utilize federal, state, and local tools such as the *Section 108 Loan Guarantee Program* to attract large-scale investments in underserved communities, including Opportunity Zones.

- **HUD Section 3 Compliance**

Ensure economic development projects meet HUD Section 3 requirements, providing employment and contracting opportunities to low-income residents.

3. Neighborhood Revitalization & Community Safety

- **Neighborhood Connectivity & Beautification**

Invest in sidewalks, lighting, green spaces, and street improvements to create safer, healthier, and more accessible neighborhoods.

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- **Revitalization Strategies**

Focus on neighborhood-wide revitalization efforts to transform distressed communities by improving housing, infrastructure, and access to essential services. These efforts emphasize resident involvement and neighborhood cohesion.

- **Community Safety Initiatives**

Support public safety through neighborhood organizations, youth engagement, and violence prevention programs.

- **Responsible Environmental Stewardship**

Ensure HUD-funded projects meet the environmental review standards outlined by the National Environmental Policy Act (NEPA), including required assessments and impact statements. These measures help safeguard natural resources and promote responsible development practices in alignment with federal guidelines.

4. Nonprofit & Community Partnerships

- **Funding Community Services**

Provide funding to nonprofit organizations providing critical support to residents with limited incomes, including housing assistance, food security, behavioral health support, youth mentoring, and homelessness services. Funding is provided collaboratively, in close coordination with the local Continuum of Care (CoC) and other community stakeholders to ensure that the most pressing needs are addressed comprehensively and effectively.

- **Resident Engagement & Advisory Boards**

Involve residents in shaping development decisions through structured, transparent engagement mechanisms guided by the City’s HUD-required Citizen Participation Plan and the Fayetteville Redevelopment Commission (FRC), which serves as the City Council-appointed advisory body for Community Development. The FRC holds open public meetings, evaluates proposed projects, and provides recommendations to City Council.

- **Collaborative Community Outreach**

Expand outreach by partnering with faith-based organizations, grassroots coalitions, neighborhood associations, the Continuum of Care, and the Fayetteville Metropolitan Housing Authority. Planning for Community Development programs will incorporate participatory approaches that incorporate resident input and local expertise to shape priorities and guide decision-making.

5. Funding & Compliance Oversight

- **Strategic Use of Funds**

Leverage federal, state, and local funding—including *CDBG*, *HOME*, *ESG*, and *HOPWA*—to maximize programmatic impact and address local priorities.

- **Robust Compliance Systems**

Implement comprehensive internal controls and oversight mechanisms to prevent audit findings and ensure responsible stewardship of funds.

- **Evaluation & Impact Measurement**

Conduct annual impact assessments and use data to adjust strategies, report outcomes, and inform future investments.