

Executive Summary

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

1. Introduction

The City of Fayetteville's 2019-2020 Annual Action Plan is a comprehensive plan that addresses the City's needs in the areas of decent affordable housing, economic opportunities, and suitable living environments. The plan contains goals, measurable objectives, descriptions of projects and activities that implement the strategies established in the Consolidated Plan. Also included are the appropriate forms required by the U. S. Department of Housing and Urban Development. This annual action plan constitutes the fifth and final annual plan of the 2015-2019 five-year Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available during the upcoming fiscal year and establishes goals and objectives for those activities.

The Economic and Community Development Department is committed to providing quality service and opportunities to citizens in need of decent, safe and affordable housing; creating positive economic development situations that result in job opportunities for low to moderate income persons and the expansion of the tax base.

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

2. Summarize the objectives and outcomes identified in the Plan

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

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

The 2019-2020 Annual Action Plan focuses on the three goals outlined below:

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

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

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

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

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

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

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

3. Evaluation of past performance

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

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

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

This past year's CAPER also identified Fayetteville as having exceeded its goals in housing rehabilitation programs to homeowners. Fayetteville's HOME activities also met the HOME program's four national objectives.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Fayetteville's economic and community development planning process is designed to encourage maximum citizen participation and input in the development of the annual action plan. City staff scheduled four citizen participation meetings in locations throughout the City. Meeting sites were strategically located in areas that either had concentrations of low to moderate-income persons or were near project sites that might impact the surrounding community. In this manner, bringing the forum to the community encouraged citizen participation. The meetings were advertised on the local community channel, with flyers via direct mailings, on the City's website and the local newspaper. The following meetings were scheduled:

- November 8, 2018 – Old Wilmington Road Neighborhood Resource Center
- November 13, 2018 – Massey Hill Recreation Center
- November 15, 2018 – Cliffdale Regional Library
- November 20, 2018 – Smith Recreation Center

During these meetings, City staff made presentations on the Annual Action planning process, reviewed HUD national objectives, discussed economic and community development activities, programmatic information, and reviewed the action plan schedule of events. This format ensured that citizens would be better informed on how entitlement funds have been used, its impact within the community and provide necessary information about the City's Consolidated Plan and One Year Action Plan. A summary of the citizen comments are included in this plan.

Public Hearings

Two official public hearings are held regarding the Annual Action Plan. City staff held the first hearing on February 21, 2019 at 7:00 p.m. in the Council Chambers at City Hall. This meeting was held after all of the citizen participation meetings had been conducted. The meeting was advertised in the Fayetteville

Observer on February 12, 2019. This meeting is designed to allow City staff to publicly summarize and review citizen input gathered throughout the community. The Fayetteville Redevelopment Commission (FRC) held a second public hearing on April 25, 2019 at 7:00 p.m. in the Council Chambers at City Hall. This meeting was advertised in the Fayetteville Observer on April 22, 2019.

Public Comment on the 2019-2020 Action Plan

The City publicly advertised that draft copies of the proposed 2019-2020 Annual Action Plan would be available for public comment. The period of public comment on the City's Annual Action Plan is for 30 days. The comment period was April 23, 2019 through May 22, 2019. The Annual Action Plan was made available for public review at the City's neighborhood resource centers, local branches of the public library, the City's recreation centers, and the office of the Economic and Community Development Department. No comments were received during the comment period.

5. Summary of public comments

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

A summary of the comments received during the citizen participation process is provided in AP-12 of this action plan document.

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

All comments and views were accepted in preparing the plan.

7. Summary

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

AP-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 Economic and Community Development Department seeks to identify opportunities for collaboration. The City also collaborates with its Planning and Code Enforcement Departments on zoning, planning and unified ordinance issues to facilitate the development of housing and the removal of blight in neighborhoods.

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

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

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

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

Through its work with the Continuum of Care, the Fayetteville Economic and Community Development team has a strong understanding of the needs of homeless and at-risk/imminently homeless families; and works to identify additional resources for the housing or provision of services to chronically homeless individuals and families, families with children, veterans and unaccompanied youth.

An Economic and Community Development staff member sits on the Board of Directors (BoD)/ Executive Committee of the Continuum of Care on Homelessness. The CoC BoD/Executive Committee, which

includes government, nonprofit, and private service providers, develops short-, medium-, and long-term strategies and goals to reduce the number of homeless people in the City and county.

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

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

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

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

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

The CoC works with other CoCs throughout the state, including through its work with the North Carolina Coalition to End Homelessness. The CoC provides data regarding the number of and needs of homeless people, people at risk of homelessness and people imminently homeless. Allocations are based on the framework of needs, priorities, goals, and objectives developed through the CoC's needs assessment and the Five-Year Consolidated Planning cycle, as well as other grant guidelines. Currently, the top priorities include rapid rehousing, homeless prevention, emergency response and HMIS. Through the CoC's Performance and Evaluation Committee, priorities will be evaluated at least annually. The Committee will evaluate outcomes to ensure the goals of the CoC are being met. The Homeless Management Information System (HMIS) is being used by providers on a statewide level. A local data evaluation analyst will provide training and technical assistance to users within the community.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Evening community participation meeting held on November 8, 2018 at the Old Wilmington Road Neighborhood Resource Center. There were 4 people in attendance.	Needs of the community included expanding Wi-Fi throughout the City using Broadband, financial literacy, education on home care responsibilities, increased outreach using social media regarding available programs, additional affordable housing and a homeless center with resources.	All comments were accepted.	

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 Meeting	Non-targeted/broad community	Evening community participation meeting held on November 13, 2018 at the Massey Hill Recreation Center. There were 14 people in attendance.	Needs of the community included a grocery store, clean up of right-of-ways, speed bumps and speed limit signs on Deal St., demolition of blighted building on Powell St. and home ownership assistance for two attendees.	All comments were accepted.	
3	Public Meeting	Non-targeted/broad community	Evening community participation meeting held on November 15, 2018 at the Clifffdale Regional Library. There was one person in attendance.	Needs of the community included improved street lighting for pedestrians and an overall City need to increase the minimum wage.	All comments were accepted.	

4	Public Meeting	Non-targeted/broad community	Evening community participation meeting held on November 20, 2018 at the Smith Recreation Center. There were 3 people in attendance.	Needs of the community included sidewalks, additional homeless shelters, economic development opportunities outside of downtown, small business support outside of downtown, increased retail options for the Yadkin Rd. area, grocery store needed for Yadkin Rd. area, more restaurant options on Yadkin Rd., and more police patrol in Yadkin Rd. area. Issues and other concerns mentioned for Yadkin Rd. were too much panhandling	All comments were accepted.	
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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)
				around the Exxon Station, vehicles speeding and youth safety and lack of walk ability.		

5	Public Hearing	Non-targeted/broad community	Evening staff public hearing held on February 21, 2019 at City Hall, City Council Chambers. There were five people in attendance.	Needs of the community included that Andrews Rd. and Canterbury Rd. needs to have a median, slum and blight in Bonnie Doone, abandoned houses in the Pine Forest community, sidewalk extension to the school at Pine Forest on Andrews Rd., more small business development, improvement of College Lakes Recreation Center Park that doesn't cater to baseball, clean up of area surrounding the new baseball field and there was a comment that the RAMP Program is discriminatory to	All comments were accepted.	
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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)
				landlords in regards to enforcement verses homeowners.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	1,443,783	148,307	427,800	2,019,890	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	769,913	728,604	551,827	2,050,344	0	
Other	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction New construction for ownership	192,478	0	0	192,478	0	

Table 5 - Expected Resources – Priority Table

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

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

Center for Economic Empowerment and Development (CEED), Fayetteville Area Habitat for Humanity, Connections of Cumberland County, Fayetteville Urban Ministries, United Developers, Salvation Army, True Vine Ministries and Endeavors.

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Affordable Housing	2015	2019	Affordable Housing Non-Housing Community Development Housing Rehabilitation	Fayetteville Renaissance Plan Area Massey Hill Redevelopment Plan Area Boonie Doone Redevelopment Plan Area Deep Creek Road Redevelopment Plan Area Murchison Road Corridor Catalyst Sites Old Wilmington Road Revitalization Area B Street Revitalization Area 71st District Redevelopment Plan Area City-wide Low-income census tracts	Affordable housing Housing rehabilitation Increase homeownership opportunities	CDBG: \$625,000 HOME: \$1,895,344 HOME Match and Funds Allocated for Administration of Programs: \$192,478	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted Rental units constructed: 144 Household Housing Unit Homeowner Housing Added: 15 Household Housing Unit Homeowner Housing Rehabilitated: 72 Household Housing Unit Buildings Demolished: 5 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Suitable living environment	2015	2019	Homeless Non-Housing Community Development	City-wide Low-income census tracts	Reduction of homelessness Community improvements	CDBG: \$348,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Homeless Person Overnight Shelter: 400 Persons Assisted Homelessness Prevention: 40 Persons Assisted Other: 82 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic opportunities	2015	2019	Non-Housing Community Development	Fayetteville Renaissance Plan Area Massey Hill Redevelopment Plan Area Boonie Doone Redevelopment Plan Area Deep Creek Road Redevelopment Plan Area Murchison Road Corridor Catalyst Sites Old Wilmington Road Revitalization Area B Street Revitalization Area 71st District Redevelopment Plan Area City-wide Low-income census tracts	Job skills training Development and retention of small businesses Job creation and retention	CDBG: \$697,295	Public service activities other than Low/Moderate Income Housing Benefit: 3029 Persons Assisted Facade treatment/business building rehabilitation: 9 Business Jobs created/retained: 31 Jobs Businesses assisted: 228 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Affordable Housing
	Goal Description	The City of Fayetteville will provide decent, safe and affordable housing to improve the quality of lives, households, neighborhoods, and community stability. The City will accomplish this goal as follows: • Preserve, improve and expand the supply of affordable housing for low to moderate-income homeowners and renters. • Increase homeownership opportunities. • Create suitable living environments that promote access to quality housing, elimination of blight and the acquisition of land for future affordable housing.
2	Goal Name	Suitable living environment
	Goal Description	The City of Fayetteville will create environments that promote neighborhood improvement, eliminate slum and blight, increase accessibility and support the homeless. The City will accomplish this goals as follows: • Provide support to the City's effort to extend water and sewer to newly annexed areas, pave remaining streets and various community improvements. • Support homeless programs and service providers to reduce the number of homeless while increasing their independence and self-sufficiency. • Provide programs that eliminate slum and blight and increase the appearance of neighborhoods.

3	Goal Name	Economic opportunities
	Goal Description	The City of Fayetteville will create community investment programs designed to support entrepreneurship, economic empowerment, retention of businesses and job creation opportunities. The City will accomplish this goal as follows: • Provide loan and grant programs to support the development and expansion of small businesses. • Create job opportunities through entrepreneurship training, job skills training and the coordination of community resources.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	Housing Rehabilitation Program
2	Acquisition and Demolition Program
3	Oakridge Estates (CHDO- Fayetteville Area Habitat for Humanity)
4	Emergency Housing Repair Program
5	Targeted Area Revitalization Program
6	Homebuyers Education Program
7	McArthur Park Apartments II
8	Business Assistance Loan Program
9	Small Business Development Grant Program
10	CEED's Women Business Center
11	Commercial Exterior Improvement Grant Program
12	Small Business Retention Grant Program
13	Section 108 Loan Payment
14	Neighborhood Resource Centers (NRCs)
15	Job Skills Training Assistance Program
16	Beautification Program
17	Water and Sewer Assessment Assistance Program
18	Homeless Client Assistance Program
19	Endeavors
20	Salvation Army Homeless Shelter
21	True Vine Ministries
22	Summer Youth Internship Program
23	West Cumberland Apartments
24	Connections of Cumberland County
25	Program Administration

Table 7 - Project Information

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

needs

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation Program
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$150,000 HOME: \$756,695
	Description	This program provides housing rehabilitation assistance through a revolving loan pool with low interest loan rates between 0-5%. Homes requiring substantial rehabilitation services are handled through the revolving low interest loan pools: the City's Owner Occupied and Investor Owner Housing Rehabilitation Programs. The minimum amount of assistance provided through these programs is \$5,000 and the program cap amount is \$29,999. Income requirements will dictate whether the household will receive a deferred loan or low interest loan, as well as the assigned interest rate. The amount borrowed for the repairs will determine the length of the term for the full housing rehabilitation program. Homeowners requiring immediate housing rehabilitation assistance, especially complete roof and heating and air replacements, are referred to the City's Emergency Housing Repair Program; while all other emergency repairs are funded within this activity under the administration of Fayetteville Urban Ministries Nehemiah's Urgent Repair Program as a grant up to \$5,000.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 5 low to moderate-income households will be assisted with full housing rehabilitation and 45 households with emergency repairs.
	Location Description	This program is available to eligible homeowners and investor owners with housing units located within the city limits of Fayetteville.
2	Planned Activities	This revolving loan pool makes funds available in excess of \$5,000 up to \$29,999 for low to moderate income homeowners and investor owners to make substantial repairs to deteriorated single family and multi-family housing units. The emergency home repairs are those funded at \$5,000 or less.
	Project Name	Acquisition and Demolition Program
	Target Area	City-wide

	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing Community improvements
	Funding	CDBG: \$100,000
	Description	This program was designed to demolish and remove property that is abandoned, unsafe, seriously damaged, or deteriorated beyond reasonable financial costs to effectively rehabilitate and to acquire the remaining vacant parcels that may be used for future affordable housing development. Grant awards to obtain vacant parcels may range from \$1,000 up to \$5,000, dependent upon the current market or property tax value of the parcel. However, this program is mostly used for the demolition assistance only and acquisition of the vacant parcel is not required. The program provides up to \$7,500 as a grant to demolish residential properties and up \$30,000 as a grant to demolish commercial or other non-residential properties.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least five blighted properties will be demolished during the program year.
	Location Description	This program is available to blighted properties located within the City limits of Fayetteville.
	Planned Activities	Grants will be made available to eligible applicants and participants of the program which can be investors, developers, subrecipients, CHDOs and non-profits that have blighted properties within the city of Fayetteville.
3	Project Name	Oakridge Estates (CHDO- Fayetteville Area Habitat for Humanity)
	Target Area	71st District Redevelopment Plan Area
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing Increase homeownership opportunities
	Funding	HOME: \$931,127

	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 for low to moderate income families, the City has partnered with one local Community Housing Development Organization, Fayetteville Area Habitat for Humanity (FAHFH) during the program year to newly construct 15 affordable, detached single family homes. The 15 homes will be the last funded for a total of 47 homes to be built within the Oakridge Estates subdivision affordable housing development project.
	Target Date	6/30/2020
	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 during the program year.
	Location Description	Within the city limits of Fayetteville in the 71st district redevelopment plan area.
	Planned Activities	The City acquired the vacant parcels during a prior program year and have since conveyed the parcels to Fayetteville Area Habitat for Humanity, a certified CHDO, to develop the affordable housing units.
4	Project Name	Emergency Housing Repair Program
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$300,000
	Description	This program provides emergency home repairs of \$5,000 or less as a grant for the repair of single family site-built homes and mobile homes to low to moderate-income home owners that own and occupy their home as a principal place of residency. Various emergency repairs will be provided to mobile home owners, while complete roofing and heating and air replacements only will be provided to homeowners with regular, site-built homes on a permanent foundation, and heating and air replacements only to condominiums and townhouse homeowners. It is not necessary for the applicant to own the lot upon which a mobile home resides.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 20 housing units will be repaired during the program year, consisting of various emergency mobile home repairs and emergency complete roofing and heating and air replacements repairs for regular, site built homes on permanent foundations.
	Location Description	This program is available to eligible owners of all single family homes, to include mobile homes and to condominium and townhouse owners located within the City limits of Fayetteville that occupy their home as their principal place of residency.
	Planned Activities	Emergency housing repairs will be made available to low to moderate-income home owners that reside in the home. Priority is given to homes that have serious problems that affect the homeowner's health and safety.
5	Project Name	Targeted Area Revitalization Program
	Target Area	B Street Revitalization Area
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$75,000
	Description	The City has identified two targeted areas in high poverty or blighted neighborhoods to complete revitalization projects to reduce blight and enhance the neighborhoods. These two neighborhoods are the Bonnie Doone and B Street/Lincoln Avenue areas. Within these areas, dilapidated homes will be demolished, new affordable housing constructed on vacant parcels, and the exterior facades of existing homes improved.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 2 low to moderate-income households will benefit from this activity during the program year.
	Location Description	B Street/Lincoln Avenue and Bonnie Doone neighborhoods. Both are low income areas.
	Planned Activities	Targeted revitalization projects may include housing rehabilitation, demolition, acquisition of vacant parcels, new housing construction, and other activities that enhance the targeted neighborhoods.

6	Project Name	Homebuyers Education Program
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase homeownership opportunities
	Funding	:
	Description	The City shall extend its prior year contract with Kingdom CDC, a qualified, local non-profit and City approved Community Housing Development Organization (CHDO) to offer homebuyer education classes and the waiving of application fees for credit counseling free of charge to low to moderate-income families interested in purchasing a home.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 40 low to moderate-income persons will participate with the homebuyer education training during the program year.
	Location Description	Homebuyer education classes conducted by Kingdom Community Development Corporation on behalf of the City are located on Fayetteville Technical Community College's (FTCC's) campus, 2201 Hull Street, Fayetteville.
7	Planned Activities	To offer homebuyer education workshops and counseling to low and moderate-income first time homebuyers.
	Project Name	McArthur Park Apartments II
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing
	Funding	HOME: \$200,000
	Description	This project is for the new construction of affordable rental housing units located on McArthur Road. The City shall utilize its HOME funds to leverage other private and public dollars to construct 80 additional affordable rental units, consisting of one, two and three bedroom units, for low to moderate-income families and individuals.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 80 low and moderate income households will benefit from this project by the end of the second year of scheduled funding.
	Location Description	McArthur Road
	Planned Activities	The City will make available a \$400,000 loan of its HOME funds towards the construction of this multi-million dollar project. The City shall schedule to distribute loan proceeds over two program years; in amounts of \$200,000 in year 2019-2020 and \$200,000 in year 2020-2021.
8	Project Name	Business Assistance Loan Program
	Target Area	City-wide
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$300,000
	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 other approved lender and provides the down payment or gap financing that is needed by the small business owner for the purchase, renovation or new construction of a commercial property within the city limits.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least two small businesses will be assisted during the program year with at least five jobs created or retained by the small businesses. Each small business that receives a loan must retain or create one full-time equivalent job for each \$50,000 loaned per HUD guidelines making any new jobs created available to low to moderate-income persons.

	Location Description	Loans are available to eligible small businesses located within the City limits of Fayetteville at a 5% fixed interest rate, offering a lower interest rate of 3% to encourage investment in any of the City's redevelopment plan areas. These redevelopment areas include the Fayetteville Renaissance, Murchison Road, Massey Hill, 71st Township, Deep Creek Road, Bonnie Doone and HOPE VI redevelopment plan areas.
	Planned Activities	The City will offer a subordinated loan up to a maximum of \$125,000 or 25% of the total loan funds needed to qualifying businesses citywide. Loans up to \$200,000 will be considered for projects in the downtown historic district due to the increased cost of renovating a historic property. The City offers a 5% interest rate on approved loans and will offer a lower rate of 3% if the business is located within the boundaries of one of the City's redevelopment plan areas.
9	Project Name	Small Business Development Grant Program
	Target Area	City-wide
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$25,000
	Description	This program is designed to assist with the further development of small businesses located in the city limits of Fayetteville. A small business in the development phase is defined as one that is established and has been in operation for one to 3 years. A 50/50 matching reimbursement grant up to \$5,000 is available for eligible small business expenses such as inventory and equipment. Eligible businesses must be referred by the Center for Economic Empowerment and Development (CEED) or another small business center in order to be considered for this grant program. Small businesses that have the proper training prior and during the launch of their small business will have a higher success rate by obtaining the core knowledge and skills.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of five small businesses will be assisted with this grant program resulting in a minimum of five jobs being created or retained.

	Location Description	Eligible small businesses must be located within the City limits of Fayetteville. Special consideration will be given to small businesses located in any of the City's redevelopment plan areas, low income census tracts or under developed corridors.
	Planned Activities	Referrals for consideration for this program must come from the Center for Economic Empowerment and Development (CEED) or other small business resource providers upon the client's completion of start-up counseling, training or financial assistance. The grant funds are available to further develop the small business after it has started.
10	Project Name	CEED's Women Business Center
	Target Area	City-wide
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$40,000
	Description	The Center for Economic Empowerment and Development (CEED) Women Business Center has served the small business community for over eighteen 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	6/30/2020
	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 small business clients will be assisted with start-up or expansion of a business during the program year. This includes one-on-one counseling, workshops, applying for financing, and developing a business plan. The start-up and expansion of small businesses results in job creation and retention that will benefit the residents of Fayetteville.
	Location Description	The Center for Economic Empowerment and Development (CEED) is located downtown at 230 Hay Street and serves small business clients starting or expanding their business in the City limits of Fayetteville.
	Planned Activities	The mission of the Women's Business Center is to create employment and business opportunities for low to moderate-income individuals through self-employment and increased job opportunities in the area.
	Project Name	Commercial Exterior Improvement Grant Program

11	Target Area	Fayetteville Renaissance Plan Area Massey Hill Redevelopment Plan Area Boonie Doone Redevelopment Plan Area Deep Creek Road Redevelopment Plan Area Murchison Road Corridor Catalyst Sites Old Wilmington Road Revitalization Area B Street Revitalization Area 71st District Redevelopment Plan Area Low-income census tracts
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$86,526
	Description	This program is designed to promote the revitalization of facades for active, for-profit businesses through the rehabilitation of commercial building exteriors and landscapes. The City will offer a 50/50 matching reimbursement grant up to \$10,000 for each exterior renovated. Eligible exterior projects include, but are not limited to, signage, awnings, painting, parking lot repair, window and door replacement. The grant must be approved by the City's Grant Committee before the renovation work begins to ensure that federal requirements are met regarding the use of the funds. Grant funds are reimbursed after project completion. Projects that are underway or already completed are not eligible.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 9 small businesses or commercial property owners that lease to small businesses will be assisted with a grant during the program year, resulting in a minimum of 9 jobs being created or retained.
	Location Description	This program was originally created to offer an incentive to downtown businesses in the Fayetteville Renaissance Plan area and was expanded to include the City's other redevelopment plan areas and low income census tracts. These plan areas include Massey Hill, Bonnie Doone, Deep Creek Rd., 71st Township, HOPE VI and Murchison Rd. plan areas. The program has further been expanded to assist small businesses located on under developed corridors within the City limits to include Bragg Blvd., Ramsey St., Murchison Rd., and Eastern Blvd.

	Planned Activities	Matching grant funds up to \$10,000 will be made available to provide financial assistance to small businesses and commercial property owners that lease to small businesses.
12	Project Name	Small Business Retention Grant Program
	Target Area	Fayetteville Renaissance Plan Area Massey Hill Redevelopment Plan Area Boonie Doone Redevelopment Plan Area Deep Creek Road Redevelopment Plan Area Murchison Road Corridor Catalyst Sites Old Wilmington Road Revitalization Area B Street Revitalization Area 71st District Redevelopment Plan Area Low-income census tracts
	Goals Supported	Economic opportunities
	Needs Addressed	Development and retention of small businesses Job creation and retention
	Funding	CDBG: \$60,000
	Description	This program assists with the expansion costs of an existing small business with the objective of retaining businesses and jobs in the City's redevelopment plan areas, low income census tracts and under developed corridors. This program is also a valuable tool to attract new or relocating businesses to these areas. A 50/50 reimbursable matching grant up to \$5,000 will be considered for commercial property improvements, eligible equipment purchases, inventory, furniture, fixtures and other eligible small business needs. Grant funds are reimbursed after project completion, but the grant must be approved before the project begins to ensure that federal requirements regarding the use of the grant funds are met. Projects that are underway or already completed are not eligible.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 12 small businesses will be assisted with this program during the program year, resulting in at least 12 jobs being retained and/or created by the small businesses.

	Location Description	This grant program is intended to retain small businesses in our redevelopment plan areas, low income census tracts and under developed corridors. These redevelopment plan areas include the Fayetteville Renaissance Plan, Massey Hill, Bonnie Doone, 71st Township, Deep Creek Rd., Murchison Rd., and HOPE VI plan areas. The corridors eligible within the City limits include Bragg Blvd., Murchison Rd., Ramsey St. and Eastern Blvd.
	Planned Activities	A business must be operational for at least three years in order to qualify and must have at least one private consultation with a small business consultant at the Center for Economic Empowerment and Development (CEED) or other small business center. Comments received from the small business consultant will be considered when rendering a grant decision. The goal of this program is to retain small businesses in the community as well as create and retain jobs.
13	Project Name	Section 108 Loan Payment
	Target Area	
	Goals Supported	Economic opportunities
	Needs Addressed	
	Funding	CDBG: \$75,769
	Description	The City will continue to make payments on a \$750,000 HUD Section 108 loan for the renovation of the Capitol building in downtown Fayetteville. The City made it's first of ten scheduled annual payments on this loan August 2010. This year's payment will be the 10th payment and final payment for this loan.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Two payments of principal and interest will be made during the program year.
	Location Description	N/A
	Planned Activities	A final payment of principal and interest will be paid during the program year.
14	Project Name	Neighborhood Resource Centers (NRCs)
	Target Area	Old Wilmington Road Revitalization Area
	Goals Supported	Economic opportunities

	Needs Addressed	Job skills training
	Funding	CDBG: \$75,000
	Description	Neighborhood Resource Centers (NRCs) are facilities that offer educational, informational, and other training opportunities in low to moderate-income neighborhoods within the City limits of Fayetteville. A free computer lab is available at an NRC. Free informational workshops and other job skills training opportunities are also available throughout the program year. The NRCs target the under-employed or unemployed citizen ranging in ages 18-50.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 3,000 City residents will visit the Neighborhood Resource Centers and participate with the various programs and activities scheduled throughout the program year.
	Location Description	The City currently operates an NRC along with the Fayetteville Metropolitan Housing Authority that reopened in the HOPE VI revitalization area located at 229 Lincoln Ave off Old Wilmington Road. In addition, City recreation centers such as Westover Recreation Center and Myers Recreation Center have a free computer lab available for completing job searches, resumes and online job applications.
	Planned Activities	A free computer lab is available at the NRC for job searches and to complete on-line job applications. A copy of the most current employment opportunities (job leads) are forwarded to the City and are posted at the NRC.
15	Project Name	Job Skills Training Assistance Program
	Target Area	City-wide
	Goals Supported	Economic opportunities
	Needs Addressed	Job skills training
	Funding	CDBG: \$10,000

	Description	The City of Fayetteville recognizes the need for continuing education and skilled training in our community and supports activities and programs to increase economic opportunities for its residents. The City agrees with the idea of creating success by offering hope, opportunity and jobs just as the Fayetteville Technical Community College (FTCC) Continuing Education Department strives to achieve. The Job Skills Training Assistance Program offers a job skills training sponsorship grant up to \$500 per eligible low to moderate-income participant in numerous areas of training at FTCC that can result in a new or improved employment opportunity. Financial assistance will be provided to assist with tuition, books, uniforms and other eligible expenses. Referrals for this program will be made by FTCC Program Coordinators.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 20 low to moderate-income persons will be assisted during the program year.
	Location Description	This program will be available to low to moderate-income persons that are registering for job skills training classes at Fayetteville Technical Community College (FTCC).
	Planned Activities	This program is designed to reduce the financial burden and to encourage completion of the course resulting in successful employment. Eligible participants that meet HUD Income guidelines and are at or below 80% of the area median income will be screened and recommended by staff at FTCC to receive CDBG funding from this program.
16	Project Name	Beautification Program
	Target Area	Low-income census tracts
	Goals Supported	Suitable living environment
	Needs Addressed	Community improvements
	Funding	CDBG: \$4,000

	Description	This program is designed to foster neighborhood pride by helping to improve the appearance of low to moderate-income neighborhoods. In order to participate the neighborhood must have an active community organization that meets regularly. The project may include the erection of community signs, landscaping for investor owners with multiple units, purchasing shrubs and flowers and some code enforced activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of two beautification projects will be completed in low to moderate-income neighborhoods within the City limits of Fayetteville during the program year.
	Location Description	Eligible projects must be located in low to moderate-income census tracts within the City limits of Fayetteville.
	Planned Activities	The City will make grant funds available up to \$2,000 for eligible beautification projects. Participation and maintenance of the beautification project must be done by the residents of the neighborhood.
17	Project Name	Water and Sewer Assessment Assistance Program
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Community improvements
	Funding	CDBG: \$270,000
	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	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 80 low to moderate-income households will benefit from this activity during the program year.
	Location Description	This program is available within the City limits of Fayetteville for homeowners that have been assessed a water and sewer fee for the extension of water and sewer lines in their neighborhood.

	Planned Activities	The City continues an aggressive annexation campaign to eliminate potential health hazards through the extension of water and sanitary sewer lines. This program decreases the financial burden of the qualified homeowner.
18	Project Name	Homeless Client Assistance Program
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$4,000
	Description	This program is designed to assist homeless clients through the assistance of the City's Homeless Project Police Officer. The City provides funding to the officer to purchase items such as blankets, toiletries and bus passes for homeless persons who are in need.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 250 homeless clients will be assisted during the program year.
	Location Description	This program assists homeless persons located in the City limits of Fayetteville.
	Planned Activities	Funding will be made available to the City's Homeless Project Police Officer to purchase items needed by the homeless population in Fayetteville during the program year. Funds will also be provided to assist with White Flag during emergency inclement weather conditions to pay bus rides to a White Flag location for homeless persons.
19	Project Name	Endeavors
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$10,000

	Description	Endeavors is a homeless agency with a 50 year old history of providing services that empower people. Last year a new program called Reveille Retreat was started. This program is a transitional housing facility for homeless female head of households with children, with preference given to veterans. It will provide a safe home and programming that will enable homeless women with the tools to become self-sufficient and successful.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 24 homeless women and children will be served during the program year.
	Location Description	120 Langdon Street
	Planned Activities	Reveille Retreat will benefit the entire family unit by ensuring that both mothers and children have their physical and mental health needs met, are on track to becoming productive in work, school and the community, and are interacting in a positive way amongst themselves. The City will provide funds to this agency to assist with the purchase of food and supplies needed for the homeless during the program year.
20	Project Name	Salvation Army Homeless Shelter
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$10,000
	Description	The Salvation Army's mission is to meet basic human needs without discrimination. Two of the basic human needs are food and shelter. The project name for the homeless shelter is the Pathway of Hope Emergency Shelter. The Pathway of Hope Emergency Shelter currently offers 54 beds and provides emergency shelter for single men and families with children. During this time they can focus on increasing their income and finding suitable housing. Case management is tailored to household needs and connects them with community-based services.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 216 homeless persons will be served during the program year.
	Location Description	220 E. Russell St.
	Planned Activities	The City will provide funds during the 2019-2020 program year to support the purchase of food and supplies for the homeless.
21	Project Name	True Vine Ministries
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$20,000
	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 single homeless women. There are 21 available beds for women.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 160 homeless women will be served at the homeless shelter during the program year.
	Location Description	913 Person St.
	Planned Activities	The City will provide funding to assist with the purchase of food and supplies for the homeless shelter. In addition, the City will also provide funds to assist with the payment of utilities and maintenance to the center.
22	Project Name	Summer Youth Internship Program
	Target Area	City-wide
	Goals Supported	Economic opportunities
	Needs Addressed	Job skills training
	Funding	CDBG: \$25,000

	Description	This program is co-sponsored by the City of Fayetteville, the Public Works Commission, Cumberland County Schools and the Greater Fayetteville Chamber. It includes a partnership with local businesses to provide an internship for one youth intern for six weeks. There are many benefits of work-based learning for the student and the employer. Students use internships to determine if they have an interest in a particular career, to create a network and to gain valuable work experience. From an employer's perspective, the commitment to hire one youth creates an opportunity to prepare and train future employees, improve employee retention and increase employer visibility in education. By supporting our youth with a summer job, we are not just helping them, but also investing in the future long-term health of our community.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 9 low to moderate-income youth will benefit from this activity.
	Location Description	Local businesses within the City limits of Fayetteville will provide job opportunities for the youth.
	Planned Activities	CDBG funds will be available to support a minimum of 9 low to moderate-income youth between the ages of 16 and 24 with summer employment.
23	Project Name	West Cumberland Apartments
	Target Area	City-wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable housing
	Funding	HOME: \$200,000
	Description	This project is for the construction of affordable housing units located on Cumberland Road. The City shall utilize its HOME funds to leverage other private and public dollars to construct 64 additional affordable rental units, consisting of one, two, and three bedroom units for low to moderate-income families and individuals.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 64 low and moderate-income households will benefit from this activity by the end of the second year of scheduled funding.
	Location Description	Cumberland Road
	Planned Activities	The City will make available a \$400,000 loan of its HOME funds towards the construction of this multi-million dollar project. The City shall schedule to distribute loan proceeds over two program years; in amounts of \$200,000 in year 2019-2020 and \$200,000 in year 2020-2021.
24	Project Name	Connections of Cumberland County
	Target Area	City-wide
	Goals Supported	Suitable living environment
	Needs Addressed	Reduction of homelessness
	Funding	CDBG: \$30,000
	Description	This day resource center collaborates with all community resources to empower women and children who are homeless or at-risk of homelessness to become self-reliant. After assisting clients with securing stable housing this agency will work with them for at least a year in case management. This long-term approach has led to a high housing retention rate among clients who actively engage in case management.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a minimum of 20 households will be assisted with security deposits and 40 households with eviction prevention/rental payments during the program year with a total of 60 households being served.
	Location Description	119 N. Cool Spring Street
	Planned Activities	The City will provide funding during the 2019-2020 program year to assist homeless clients with security deposits and rental payments to prevent homelessness.
25	Project Name	Program Administration
	Target Area	

	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$349,595 HOME: \$155,000
	Description	Program administration costs associated with administering the CDBG and HOME activities during the 2019-2020 program year.
	Target Date	
	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, low income census tract or under-developed corridor within the city limits such as with our loan and grant programs for small businesses.

Geographic Distribution

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

There is so much need for offered programs throughout the City. The City will continue to improve and increase the marketing of programs to attract eligible applicants and beneficiaries.

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 being 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, nearly 40% currently have at least one of these major identified housing problems; with being cost burden with housing costs greater than 30% of a family's AMI being the most common issue for concern. Housing problems are greatest amongst larger families purchasing or renting a single family home.

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 housing burden of 30% or more their income.

Housing affordability issues are no longer just about those living on low incomes but affect people across a much wider socioeconomic spectrum due to the rise in rents and mortgages outpacing the growth in incomes and earnings. However, in order to lessen the gap for lower incomes, all levels within the affordable housing needs spectrum from immediate/temporary to more permanent/long term housing must be provided; including: homeless shelters, transitional housing, public housing, multifamily affordable housing and single family affordable housing.

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

According to the US Census, the median rent in Fayetteville is \$862, 12% higher than the median rent within the state of North Carolina. The presence of a very large, dynamic military population for our area has had a significant effect on both housing development and costs of housing, as some landlords or developers in local housing markets serving military populations tend to price their housing to coincide with the military's basic allowance for housing (BAH) that has created higher prices for all

housing stock. The current rental market in the City of Fayetteville has made it difficult for many families and individuals to obtain affordable housing. While the average poverty value is lower in Fayetteville when compared to cities within North Carolina similar in size, rental costs are still quite high in comparison.

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	231
Special-Needs	0
Total	271

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	159
Rehab of Existing Units	72
Acquisition of Existing Units	0
Total	271

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

Discussion

Rent that over stretches a household's budget also leads to credit problems that make it difficult to contemplate buying a home, even if income increases to a level that would make that possible. Considering these factors, community input and the findings of the housing study, the City has established providing decent, safe and affordable housing to improve the quality of lives, households, neighborhoods and community stability as its goal of which the following are its objectives:

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

In addition to lessen the gap in affordable housing, the City has committed to funding on average 10 newly developed affordable single family homes and 48 affordable rental apartments annually.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

N/A

Discussion

The average income of public housing residents is \$8,705 and the average income of voucher holders is \$9,305. Families have shown a need for more food and meals assistance, including emergency assistance. To support these citizens in earning higher incomes, job skills development and placement assistance is also vital.

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

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

Introduction

In 2018, the City of Fayetteville/Cumberland County reported 372 single individuals by the Cumberland County Continuum of Care Planning Council during the annual Point-In-Time homeless count. The count for 2019 is currently still being tallied and should be announced by end of April. The City of Fayetteville works closely with the Cumberland County Continuum of Care Planning Council, the lead entity for planning and coordinating homeless needs in the Fayetteville/Cumberland County area. The City has developed partnerships through the COC to increase the level of care for the homeless individuals in the Fayetteville/Cumberland County area. Programs and technical assistance has been designed to provide support to shelter providers and the Continuum of Care.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2019-2020 the City will allocate CDBG funds to support homeless shelter providers through the following programs:

- **Homeless Client Assistance Program:** Assist sheltered/unsheltered homeless clients through the assistance of the City's Homeless Project Police Officer. The City provides a police officer to assist the homeless with needed items such as blankets, toiletries and bus passes. This service also provides a link for the unsheltered homeless to programs and services that include long distance transportation through a family reunification program.
- **Hope Center Homeless Shelter** - Emergency overnight shelter for single women that provides food, showers, laundry, referral services and coordinated assessment for housing and case management operated by True Vine Ministries.
- **Endeavors** - This homeless agency offers a transitional housing facility called Reveille Retreat for

homeless female head of households with children, with preference given to veterans.

- **The Salvation Army of Fayetteville** – The Salvation Army maintains an emergency shelter for women and children. Meals are served to all homeless and those in need of nutrition. Services include housing, employment and social service referrals.
- **Connections of Cumberland County** - This day resource center collaborates with all community resources to empower women and children who are homeless or at-risk of homelessness to become self-reliant. After assisting clients with securing stable housing this agency will work with them for at least a year in case management. Services will include utility deposit assistance for those transitioning into permanent housing and also rental assistance for those at risk being homeless.

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

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

In FY 2019-2020, the City will provide CDBG funding to support the Hope Center, a 21-bed emergency shelter for women located at 913 Person Street. The shelter is operated by True Vine Ministries, who will also provide case management to assist the homeless to locate needed resources and transition to permanent housing. The City will also provide funding to Connections of Cumberland County, a full service day center that provides and promotes services to homeless and at-risk women and children to secure stable housing by assisting with utility deposits for those transitioning and also rental assistance for those at risk of being homeless. Endeavors transitional housing facility called Reveille Retreat will also receive CDBG funds during the program year to assist with the purchase of food and supplies for the homeless.

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 2019-2020, the City will provide CDBG funding to the following:

- **Hope Center Homeless Shelter** - Emergency overnight shelter for single women that provides food, showers, laundry, referral services and coordinated assessment for housing and case management operated by True Vine Ministries.
- **Endeavors** - This homeless agency manages the Reveille Retreat that offers transitional housing to female heads of households with children.
- **The Salvation Army of Fayetteville** – The Salvation Army maintains an emergency shelter for women and children. Meals are served to all homeless and those in need of nutrition. Services include housing, employment and social service referrals.
- **Connections of Cumberland County** - This day resource center collaborates with all community resources to empower women and children who are homeless or at-risk of homelessness to become self-reliant. After assisting clients with securing stable housing this agency will work with them for at least a year in case management. Services will include utility deposit assistance for those transitioning into permanent housing and also rental assistance for those at risk being homeless.

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.

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.

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

The City of Fayetteville has included as a Target for Action, a comprehensive housing study that will focus on affordable housing throughout the City. The City has developed an Affordable Housing Development Fund to assist with the development of affordable housing to include the acquisition of parcels. The City also annually funds a qualified nonprofit to offer homebuyer education, financial planning and budgeting, and credit counseling to potential home homebuyers with a plan of action to improve one's ability to purchase a home.

The City is currently exploring additional funding sources, development concepts and programs to support offering additional affordable housing to not only low to moderate income persons, but service personnel and other individuals in excess of 80% the area median income (AMI) but at or below 140% our AMI. The City has agreed to offer its general fund dollars to offer assistance to persons in excess of 80% of the AMI and ineligible to be assisted with CDBG and HOME funds. The City plans to develop and fund its own version of a Good Neighbor Next Door Program and pursue a Choice Neighbor planning grant that not only addresses the replacement of distressed government assisted housing units but the housing and services offered within the surrounding neighborhood, providing more focus on one's health during redevelopment initiatives. The City is also more interested in newly developing mixed income communities vs. concentrating low to moderate income persons in any generalized area.

The City also continues to honor its commitment of increasing the supply of affordable housing by

providing funding to support the new development of 10 affordable single family homes and 48 affordable multifamily housing units.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

The City of Fayetteville will continue to make its resources available to create additional affordable housing through its partnerships with the City's certified Community Housing Development Organizations (CHDOs). The City will continue its effort to build single family houses in the Bunce Road development (Oakridge Estates Subdivision) in partnership with the Fayetteville Area Habitat for Humanity. The City will also continue to partner with private developers to leverage funds to develop additional affordable multifamily units. Two multifamily affordable housing developments projects are planned for this program year, totaling 144 units. In addition the City is funding a Rental Assistance Development project with its general funds which shall provide 272 additional affordable rental housing units within our area.

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

The City is currently exploring additional funding sources, development concepts and programs to

support offering additional affordable housing to not only low to moderate income persons, but service personnel and other individuals in excess of 80% the area median income (AMI) but at or below 140% our AMI. The City has agreed to offer its general fund dollars to offer assistance to persons in excess of 80% of the AMI and ineligible to be assisted with CDBG and HOME funds. The City plans to develop and fund its own version of a Good Neighbor Next Door Program and pursue a Choice Neighbor planning grant that not only addresses the replacement of distressed government assisted housing units but the housing and services offered within the surrounding neighborhood, providing more focus on one's health during redevelopment initiatives. The City is also more interested in newly developing mixed income communities vs. concentrating low to moderate income persons in any generalized area.

The City of Fayetteville has included as a Target for Action, a comprehensive housing study that will focus on affordable housing throughout the City. The City has developed an Affordable Housing Development Fund to assist with the development of affordable housing to include the acquisition of parcels. The City provides funding annually to a qualified nonprofit Community Housing Development Organization to offer homebuyer education workshops which includes budgeting, financial planning and credit counseling to potential homebuyers, introducing a plan action to quality one for the purchase of a home. The City also continues to honor its commitment of increasing the supply of affordable housing by providing funding to support the new development of 10 affordable single family homes and 48 affordable multifamily housing units.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

The City of Fayetteville's poverty reducing goals are coordinated with this affordable housing plan in addressing the need for additional affordable housing as well as improved housing. The City's programs

focus on creating decent affordable housing, improving the housing stock for low to moderate-income families and provide homeownership opportunities. The plan also provide opportunities to reduce poverty through training programs and classes offered through the City's Neighborhood Resource Center (NRC) network to include those offered in partnership with Fayetteville Technical Community College (FTCC) to increase one's job skills, employability and rate of pay.

Actions planned to develop institutional structure

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

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

The City of Fayetteville shall implement the HUD recapture provisions as outlined in 24 CFR Part 92.254 in administering its eligible HOME-funded homebuyer assistance programs and its HOME-funded CHDO activities for the development of affordable newly constructed single family homes and/or to acquire and rehabilitate existing homes to sale to low-to-moderate income homebuyers.

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	\$133,543
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:	\$133,543

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

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

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

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

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

acquired through foreclosure. 7) The City shall continuously monitor that the housing unit is the homebuyer's principal place of residency during the period of affordability by mailing a letter or postcard no less than every three years with "do not forward" instructions requiring a response from the homebuyer.

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

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

The City shall enforce its HOME Program Resale Provisions by ensuring that: The property is sold to another low-income homebuyer who will use it as his or her principal residence and enforcing the deed restrictions which shall also be recorded with the secured deed of trust during the subsequent homebuyer's close on the property. The original homebuyer receives a fair return on investment as outlined below to include the homebuyer's down payment plus capital improvements made to the house. The property is then sold at a price that remains affordable to a reasonable range of low-income homebuyers by targeting low-income potential homebuyers who have enlisted in the homebuyer education workshop funded by the City and offered by Consumer Credit Counseling Services. Homebuyers that are considered program qualified to purchase an affordable home by a City certified CHDO have incomes between 60% and 80% our area's median income. Many of the City's affordable homes are located in predominantly low-income or census tract identified neighborhoods.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

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

