

Consolidated Annual Performance Evaluation Report

2016-2017

C A P E R



**Economic &
Community Development
Department**

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City of
Fayetteville
North Carolina

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CR-05 - Goals and Outcomes

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

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

The 2016-2017 annual action plan is the second annual plan of the City of Fayetteville's 2015-2019 consolidated plan that focuses on three priority goals to include decent affordable housing, economic opportunities and suitable living environments. Overall the City of Fayetteville was successful in carrying out its annual action plan and strategic plan goals during the 2016-2017 program year. We will continue to re-evaluate our programs to improve the efficiency and effectiveness of each program in order to meet our priority needs and improve the quality of life of City of Fayetteville residents. Below is a summary highlighting some of the accomplishments that were achieved during the program year along with an explanation as to why some goals may not have been achieved during the program year.

DECENT AFFORDABLE HOUSING: Some of the housing programs were off target due to reallocating funding intended for the Targeted Area Revitalization Program to the newly developed Disaster Recovery Housing Repair Program to assist low to moderate income persons affected by Hurricane Matthew; and from the delay of new construction projects to develop both affordable single family homes (Oakridge Estates/Bunce Road) to build 15 homes and multifamily rental apartments (Hoke Loop Commons and West Fayetteville Place Apartments) for a total of 112 units. However, the goal for housing rehabilitation was slightly exceeded with the repair of 148 homes.

ECONOMIC OPPORTUNITIES: The small business loan and grant programs benefited a total of 37 small businesses. Matching grants were available for the development and retention of small businesses as well as exterior improvements of commercial properties. Gap financing loans were provided to 2 small businesses investing in their own business property. In addition to the 54 jobs created/retained that were reported in IDIS, there were also 191 other jobs created/retained by these businesses totaling 244 jobs in all. Since HUD only requires that one full time equivalent job be reported for each \$50,000 loaned/granted to a small business it was not mandatory to obtain demographic information on every employee for each business, but the businesses did report all employee numbers for an overall count. A total of 544 small businesses received technical assistance to successfully start or expand their business. The Job Skills Training Program provided 24 students funds to continue their education.

SUITABLE LIVING ENVIRONMENT: The Homeless Assistance Program funded bus passes, toiletries and other supplies needed for 330 homeless persons during the program year. Funding was provided to the Operation Inasmuch Homeless Day Center to help fund their daily breakfast

program that served 4,205 meals. The Hope Center Homeless Shelter owned by the City and managed by True Vine Ministries served 270 homeless women during the program year. The Beautification Program assisted one neighborhood and the water and sewer program assisted 5 households.

CAPER

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	Percent Complete	Expected - Program Year	Actual - Program Year	Percent Complete
Decent Affordable Housing	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
	Non-Housing Community Development Housing Rehabilitation	/ HOME: \$ / HOME Match: \$								
Decent Affordable Housing	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
	Non-Housing Community Development Housing Rehabilitation	/ HOME: \$ / HOME Match: \$								

Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	CDBG: \$ / HOME: \$ / HOME Match: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	368	36.80%	195	148	75.90%
Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	CDBG: \$ / HOME: \$ / HOME Match: \$	Rental units constructed	Household Housing Unit	50	0	0.00%	56	0	0.00%
Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	CDBG: \$ / HOME: \$ / HOME Match: \$	Homeowner Housing Added	Household Housing Unit	65	12	18.46%	15	0	0.00%
Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	CDBG: \$ / HOME: \$ / HOME Match: \$	Homeowner Housing Rehabilitated	Household Housing Unit	800	313	39.13%	147	148	100.68%

Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	CDBG: \$ / HOME: \$ / HOME Match: \$	Direct Financial Assistance to Homebuyers	Households Assisted	50	0	0.00%	20	12	60.00%
Decent Affordable Housing	Affordable Housing Non-Housing Community Development Housing Rehabilitation	CDBG: \$ / HOME: \$ / HOME Match: \$	Buildings Demolished	Buildings	100	34	34.00%	6028	5598	92.87%
Economic opportunities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	13783	45.94%	5	19	380.00%
Economic opportunities	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	25	28	112.00%	28	54	192.86%
Economic opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	130	117	90.00%	474	581	122.57%
Economic opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	2360	1067	45.21%			

Economic opportunities	Non-Housing Community Development	CDBG: \$	Other	Other	10	4	40.00%	2	2	100.00%
Program Administration		CDBG: \$ / HOME: \$	Other	Other	1	1	100.00%	1	1	100.00%
Suitable living environment	Homeless Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Suitable living environment	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27800	17473	62.85%	5550	12711	229.03%
Suitable living environment	Homeless Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	18	36.00%	10	10	100.00%
Suitable living environment	Homeless Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	3000	1985	66.17%	1875	1715	91.47%
Suitable living environment	Homeless Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0		0	0	

Suitable living environment	Homeless Non-Housing Community Development	CDBG: \$	Other	Other	165	23	13.94%	18	6	33.33%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

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

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

- Administered Owner-occupied Housing Rehabilitation Program. (CDBG & HOME)Funded Fayetteville Urban Ministry Nehemiah Program to provide emergency repair services. (CDBG)Administered Mobile Home Urgent Repair Program. (CDBG)Administered the Disaster Recovery Housing Repair Program to assist persons affected by Hurricane Matthew. (CDBG)Funded Action Pathways to conduct Homebuyer Education Workshops. (CDBG)Administered the Acquisition and Demolition Program. (CDBG)

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

- Administered the Water and Sewer Assessment Assistance Program. (CDBG)Funded True Vines Ministries/Hope Center Homeless Shelter for women. (CDBG)Funded Operation Inasmuch day center for the homeless. (CDBG)Funded the Salvation Army Homeless Shelter. (CDBG)Administered a Utility Deposit Program. (CDBG)Funded the Homeless Client Assistance Program. (CDBG)

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

- Administered the Business Assistance Program. (CDBG)Administered the Small Business Development Grant Program. (CDBG)Administered the Commercial Exterior Improvement Grant Program. (CDBG)Administered the Small Business Retention Grant Program. (CDBG)Funded Center for Economic Empowerment and Development (CEED) Women's Business to provide business development for small businesses. (CDBG)Operated Neighborhood Resource Centers that provided job skills training, educational, informational and other training opportunities. (CDBG)Offered Job Skills Training Assistance Grants to low and moderate-income students referred by Fayetteville Technical Community College. (CDBG)

CAPER

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	4,127	0
Black or African American	10,550	9
Asian	32	1
American Indian or American Native	160	0
Native Hawaiian or Other Pacific Islander	7	0
Total	14,876	10
Hispanic	238	0
Not Hispanic	14,876	10

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

Narrative

The data represented in the table above does not reflect racial and ethnic totals for the category of "Other" (152 persons in this category), "Asian and White" (1 in this category), and "Black and White" (55 in this category). The table only reflects the racial breakdown for the categories requested. In addition, 39 additional families were assisted with the Disaster Recovery Program with general funds prior to the use of CDBG funds and their racial breakdown is 34 Black or African American, 3 White and 2 Asian. A total of 15,371 families/persons were assisted.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,739,170	1,471,877
HOME	HOME	1,406,563	569,135
HOPWA	HOPWA		
ESG	ESG		
Other	Other	72,958	0

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	208,237
2. Match contributed during current Federal fiscal year	72,958
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	281,195
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	281,195

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period			
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA
\$ 14,939	\$ 269,299	\$ 280,708	\$ 0
			Balance on hand at end of reporting period
			\$ 3,531

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	5	0	1	4	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	189,486	0	25,507	163,979	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	5	1	4			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	15	0
Number of households supported through Rehab of Existing Units	147	148
Number of households supported through Acquisition of Existing Units	0	0
Total	162	148

Table 12 – Number of Households Supported

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

Since Habitat for Humanity was unable to receive a bid for infrastructure installation within the \$1 million allocated budget, a contractor was not obtained to installed the infrastructure necessary to build the goal of 15 affordable single family homes during the program year. No homes are able to be developed until the installation of infrastructue is complete. It is a hopeful that additional funds will be allocated and a contractor hired to install the infrastructure will occur during the first quarter of the following program year.

The total number of 148 rehabilitated units completed represents 9 full rehab projects for site built homes, 88 households for emergency repairs to site built homes, 11 mobile homes for urgent repairs and 40 homes for disaster recovery receiving assistance for repairs resulting from Hurricane Matthew.

Discuss how these outcomes will impact future annual action plans.

Once the infrastructure is installed, the number of houses expected to be built for the next program year will increase by the number of those not developed during the current program year; i.e. 25 houses for next year vs. 10 houses.

The Disaster Recovery Housing Repair Program was approved to be administered only until June 30, 2017. For the next program year and/or future action plans the City shall offer three new programs to address the rehabilitation of property: 1) The Emergency Housing Repair Program to address the emergency repairs to mobile homes, full heating and air (HVAC) and roof repairs to site built homes and HVAC replacements to condominiums and town homes which replaces the formerly offered Mobile Home Urgent Repair Program; 2) The Targeted Area Revitalization Program to address the exterior repairs and elimination of slum and blight in two identified distressed areas; and 3) The Essential Single-Family Rehabilitation Loan Pool-Disaster Recovery Program in which funding was obtained by the NC Housing Finance Agency to address additional families affected by Hurricane Matthew up to 100% the area income median.

Other activities and programs to produce new units and rehabilitate existing units shall also occur for future action plans due to our area’s approved allocation by the State of \$34,760,000 as one of the greatest areas affected by Hurricane Matthew.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	16	5
Low-income	26	3
Moderate-income	58	1
Total	100	9

Table 13 – Number of Households Served

Narrative Information

In addition to the 109 households served above, 24 low-income and 15 moderate-income households were served using the City's general funds prior to assisting the final Disaster Recovery Program housing client with CDBG funds. A total of 148 low to moderate-income households were served during the program year.

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

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

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

The Fayetteville/Cumberland County Continuum of Care on Homelessness reported 442 single individuals living homeless in the 2017 Point-In-Time homeless count. The City of Fayetteville works closely with the Fayetteville/Cumberland County Continuum of Care Planning Council, the lead entity for planning and coordinating homeless needs in the Fayetteville/Cumberland County area. The City has developed partnerships through the COC to increase the level of care for those homeless dealing with homelessness in the area. Programs and technical assistance has been designed to provide support to shelter providers and the Continuum of Care.

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2016-17 the city had allocated CDBG funds to support homeless shelter providers which resulted in the following:

- **Utility Deposit Assistance Program:** Assisted 10 homeless persons with Utility Deposits, which provided rapid re-housing for those moving to permanent housing from transitional.
- **Homeless Client Assistance Program:** The Fayetteville Police Department Homeless Resource Officer assisted 330 unsheltered homeless persons during the program year with bus passes, blankets, toiletries, wellness checks and family reunification.
- **Operation Inasmuch Day Center:** Assistance to the Operation Inasmuch breakfast program with 4,205 meals served during the program year as the homeless received services in education, job skills and health.
- **True Vine Ministries:** True Vines Ministries operated the Hope Center that provided emergency housing to 270 single females and included case management referrals in locating permanent housing.

- **Salvation Army:** The Fayetteville Salvation Army provides an array of services to the homeless and low income families and individuals. These services provided included emergency shelter housing, a daily community lunch program, utility deposit assistance program, housing referrals and community outreach. In total of all these services 9,443 individuals were assisted. Prior year reporting only included emergency shelter activities. Salvation Army used their gymnasium for white flag to house those in need when weather gets extremely cold or extremely hot. During this program year the Salvation Army had to close its doors due to Hurricane Matthew.

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

The City of Fayetteville allocated \$50,000 of its General Fund to jointly hire a Data and Evaluation Analyst with Cumberland County to fully implement the Homeless Management Information System. A portion of the funds will be made available to provide homeless prevention and rapid re-housing services. The City allocated \$100,000 for the 2016-2017 program year to continue the support of the Data and Evaluation Analyst position and homeless services.

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

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

The City of Fayetteville works with the partnerships within the Continuum of Care that include programs which serve the homeless with funding through Cumberland County by way of Emergency Shelter Grant

(ESG), administered by the Center for Economic Empowerment and Development (CEED). These funds are used to provide the Homeless Prevention and Rapid Re-housing program using the housing first model. Family Endeavors, Inc. provides program assistance for chronically homeless veterans through a similar program, The Supportive Services for Veteran Families Program (SSVF). The Federal grant program, Projects for Assistance in Transition from Homelessness (PATH) provides assistance to individuals who are chronically homeless and have serious mental illnesses, which ended this year and will no longer be available in our Cumberland County. These agencies and programs along with the Homeless Project Officer assist unsheltered homeless individuals in getting into the coordinated assessment system to obtain needed services.

The City offers a Utility Deposit Grant Program that provides a grant to homeless clients for utility deposits when leaving transitional housing for private housing. The maximum grant available is \$300. The client must successfully complete a transitional housing program administered by a member of the Continuum of Care Planning Council.

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

Actions taken to address the needs of public housing

The FMHA will be tearing down and replacing the 70-year old Grove View Terrace development with new construction. The Hillside Manor development, which has 32 units for elderly people, will be rehabilitated to support the special needs of elderly people. Three hundred and ten units of public housing, about one third, were built in 1971-1972. The FMHA will seek additional opportunities to work in public-private partnerships to develop more public housing through the Rental Assistance Demonstration Program (RAD). Through the Rental Assistance Demonstration Program, the Housing Authority will shift from voucher units to more public-private partnerships, such as LIHTC housing. The City of Fayetteville is providing \$3 million dollars from it's General Fund in the form of a loan in support of this project.

Actions taken 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 have 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 offers the Homebuyer Education Program in partnership with Action Pathways that is available Fayetteville residents.

Actions taken to provide assistance to troubled PHAs

N/A

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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

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

- Create additional affordable housing.
- Provide housing rehabilitation programs to improve housing conditions.
- Provide assistance to reduce the number of homeless individuals.
- 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 taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

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

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

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

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Fayetteville will continue to seek opportunities to partner with other agencies and non-profit organizations to overcome the gaps in service delivery. The City will continue to work with the Cumberland County Continuum of Care to coordinate the efforts to reduce the number of homeless individuals. The City will also seek funding for provide housing solutions to reduce the number of homeless. During the past year, the City partnered with the following non-profit agencies which aids in the overall implementation of the City's goals and objectives: True Vines Ministries, Operation Inasmuch, Fayetteville Urban Ministries, Center for Economic Empowerment and Development, Action Pathways and Fayetteville Area Habitat for Humanity.

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

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

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

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

This year public transportation services included a new mobile app to assist veterans. It is available for

veterans (and their families) that are looking for public transportation options. Veterans Accessing Services thru Transportation (VAST) provides information on public transportation options available in Cumberland, Harnett, Hoke, Lee and Moore counties, as well as on Ft. Bragg. A mobile app is already being used by citizen to track bus schedules and destinations. The Construction for the new FAST Center is nearly complete and should open soon.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

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

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

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

The City of Fayetteville's community development planning process is designed to encourage maximum citizen participation and input in the development of its annual action plan. City staff conducted citizen participation meetings in six 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 and advertised in the local newspaper. The following meetings were held:

- December 15, 2016 – Old Wilmington Road NRC
- January 10, 2017 – Massey Hill Recreation Center
- January 12, 2017 – Cliffdale Library
- January 17, 2017 – Mt. Olive Missionary Baptist Church
- January 24, 2017 – Smith Recreation Center
- January 31, 2017 – Christ Cathedral Church

During these meetings, City staff made presentations on the Annual Action planning process, reviewed HUD national objectives, discussed community development activities, programmatic information and reviewed the action plan schedule of events. This format ensured that citizens would be better informed on how community development funds had been used and the impact on the community and as well as provide them with necessary information about the City's Consolidated Plan and One Year Action Plan. Two official public hearings are held on the Annual Action Plan. City staff held the first hearing on February 16, 2017 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 held. The meeting was advertised in the Fayetteville Observer, on February 7, 2017. This meeting is designed to allow City staff to publicly summarize and review citizen input gathered from throughout the community. The Fayetteville Redevelopment Commission (FRC) held a second public hearing on April 13, 2017 at 7:00 p.m. in the Council Chambers at City Hall. During the year the City publicly advertised that draft copies of the proposed 2017-2018 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 from April 3 through May 2, 2017. The Annual Action Plan was made available for public inspection at the City's neighborhood resource centers, local branches of the public library, the City's recreation centers, and the offices of the Community Development Department. The 2016-2017 Consolidated Annual Performance Evaluation Report was made available for public comment on September 6-20, 2017 in various locations throughout the City. There were no comments received.

CR-45 - CDBG 91.520(c)

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

Due to Hurricane Matthew the City of Fayetteville allocated the funding originally planned for the Targeted Area Revitalization Program to the Disaster Recover Housing Repair Program to assist homeowners affected by the hurricane. The objective of both programs is the rehabilitation of low to moderate income housing.

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

No

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

CR-50 - HOME 91.520(d)

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

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

The City of Fayetteville conducted onsite property inspection reviews of 17 multifamily affordable rental housing developments during the 2015-2016 program year as follows with their respective results:

Maple Ridge Apartments and Maple Ridge III Apartments: both conducted April 20, 2017, no findings.

Blanton Green Apartments, Blanton Green Apartments II and Blanton Green Apartments III: all three conducted April 25, 2017, no findings.

Bunce Green Apartments and Bunce Manor Apartments: both conducted April 25, 2017, no findings.

Haymount Manor Apartments: conducted April 25, 2017, no findings.

Longview Green Apartments: conducted April 26, 2017, no findings.

Rosehill West Apartments: conducted April 26, 2017, no findings.

Hickory Ridge Apartments: conducted April 25, 2017, no findings.

Eastside Green Apartments, Eastside Green II Apartments and Eastside Green III Apartments: all three conducted April 27, 2017, no findings.

Sycamore Park Apartments: conducted April 27, 2017, no findings.

Oak Run Apartments and Oak Run II Apartments: both conducted on April 27, 2017, no findings.

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

In accordance with its Affirmative Marketing Policy, the City incorporates materials describing Federal Fair Housing laws in agreements with investor-owners of HOME assisted housing units. The investor-owners are required to notify the City and the Fayetteville Metropolitan Housing Authority of pending or actual vacancies. Additionally, the City maintains a list of clients that need affordable rental housing and makes referrals to investor-owners when necessary. The City also receives referrals from the

housing authority, social services and homeless shelters of people needing to participate in this program.

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

During the 2015-2016 program year, five (5) of the six (6) housing rehabilitation contracts and all of the twenty (20) mobile home urgent repair contracts were awarded to mbe/wbe contractors. The City's affirmative fair marketing strategies have been very successful.

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

The City of Fayetteville received in \$269,299 of HOME program income during the program year. This entire amount was used in full or in part for all of the HOME funded activities that were set up and drawn for the 2016-2017 program year to include nine owner-occupied housing rehabilitation activities and program delivery costs associated with administering the HOME funded activities. The beneficiaries of the housing rehabilitation activities were eight (8) African American and one (1) Asian household.

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

- The City continues to explore opportunities for providing additional affordable housing to its low to moderate income citizens. The City has invested in/provided financial assistance for the development of 19 multi-family affordable housing projects throughout the City which avails a total of 1,242 affordable rental housing units for rent to low to moderate income persons and 12 transitional housing units to persons transitioning out of homelessness. Funding assistance to developers is provided in two percent (2%) interest loans that not only generate program income annually but all of which have scheduled end-of-term lump sum principal balloon payments due as an additional source of program income beginning with the completed payment of Longview Green Apartments for the 2017-18 program year.
- Revitalization efforts remain underway for the B Street Community Area. B Street was identified as a targeted area for additional funding under the City's Target Area Revitalization Program along with the Lincoln Drive and Bonnie Doone areas in which efforts towards revitalization shall include the demolition of dilapidated structures, exterior rehabilitation of existing properties and the building of new homes on vacant parcels to support additional affordable housing

development. The first three affordable single family homes became underway within this area with an additional home being considered as a replacement home for a homeowner affected by Hurricane Matthew.

- The City of Fayetteville also made a commitment to provide a \$3 million dollar, 3% interest loan from its general funds for the demolition of 216 and redevelopment of 276 public housing units at the currently known Grove View Terrace site as a Rental Assistance Demonstration (RAD) project. This initiative would not only replace obsolete public housing but provide affordable housing and beautification to one of the Fayetteville's main corridors.
- Since the City's purchase and subsequent conveyance of 14.2 acres located on Bunce Road to Habitat for Humanity, the organization has finally received approval of its latest plans for the development of 50 affordable single family homes at the site subsequently named Oakridge Estates Subdivision. This shall be the first single family affordable housing development within the western region of Fayetteville.
- The City also approved a \$1 million loan to Habitat for Humanity during the 2015-2016 program year for the installation of infrastructure to build the 50 single family affordable homes and shall provide CHDO funds to the organization during the next three years to assist with the homes' construction costs. However, as bids were received, the costs for installation appear double this amount: \$2 million. As the City replaces damaged homes affected by Hurricane Matthew, it proposes to use \$2 million of allocated CDBG-DR funds for infrastructure installation to proceed with the building of the affordable homes within this area.
- The City was also approved for \$150,000 from the NCHFA as additional funding to assist low to moderate homeowners at or below 100% the AMI with repairs resulting from Hurricane Matthew.
- Cumberland County/City of Fayetteville was allocated \$34,760,000 from the State of CDBG-DR funds that shall be used for additional permanent supportive housing, a combination day center/homeless shelter for the homeless, new construction of additional affordable rental and owner-occupied units and to provide additional repairs to rental and owner occupied units.

Attachment

PR26-CDBG Financial Summary Report



100% ▾



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2016
FAYETTEVILLE , NC

Metrics

Grantee

Program Year

PART I: SUMMARY OF CDBG RESOURCES

- 01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR
- 02 ENTITLEMENT GRANT
- 03 SURPLUS URBAN RENEWAL
- 04 SECTION 108 GUARANTEED LOAN FUNDS
- 05 CURRENT YEAR PROGRAM INCOME
- 05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)
- 06 FUNDS RETURNED TO THE LINE-OF-CREDIT
- 06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT
- 07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE
- 08 TOTAL AVAILABLE (SUM, LINES 01-07)

PART II: SUMMARY OF CDBG EXPENDITURES

- 09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION
- 10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT
- 11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)
- 12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION
- 13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS
- 14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES
- 15 TOTAL EXPENDITURES (SUM, LINES 11-14)
- 16 UNEXPENDED BALANCE (LINE 08 - LINE 15)

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

- 17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS
- 18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING
- 19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES
- 20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT
- 21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)
- 22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

- 23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION
- 24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION
- 25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS
- 26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

- 27 DISBURSED IN IDIS FOR PUBLIC SERVICES
- 28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR
- 29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR
- 30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS
- 31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)
- 32 ENTITLEMENT GRANT
- 33 PRIOR YEAR PROGRAM INCOME
- 34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP
- 35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)
- 36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)

PART V: PLANNING AND ADMINISTRATION (PA) CAP

- 37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION
- 38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR
- 39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR
- 40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS
- 41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)
- 42 ENTITLEMENT GRANT
- 43 CURRENT YEAR PROGRAM INCOME
- 44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP
- 45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)
- 46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)

<https://idis.hud.gov/mstcr/servlet/mstrWeb?evt=5005&src=mstrWeb.prompts.5005&evtOri...> 9/6/2017

Section 3 Summary Report



Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons
U.S. Department of Housing and Urban Development
 Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043
 (exp. 11/30/2018)

Disbursement Agency
CITY OF FAYETTEVILLE
433 HAY ST, FAYETTEVILLE, NC 28301
56-6001226

Reporting Entity
CITY OF FAYETTEVILLE
433 HAY ST, FAYETTEVILLE, NC 28301

Dollar Amount:	\$1,074,944.91
Contact Person:	Victor Sharpe
Date Report Submitted:	09/26/2017

Reporting Period		Program Area Code	Program Area Name
From	To		
7/1/16	6/30/17	CDB1	Community Devel Block Grants

The expenditure of these funds did not result in any covered contracts or new hires during the 12-month period selected.



Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons
U.S. Department of Housing and Urban Development
 Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043
 (exp. 11/30/2018)

Disbursement Agency
CITY OF FAYETTEVILLE
433 HAY ST, FAYETTEVILLE, NC 28301
56-6001226

Reporting Entity
CITY OF FAYETTEVILLE
433 HAY ST, FAYETTEVILLE, NC 28301

Dollar Amount:	\$323,767.10
Contact Person:	Victor Sharpo
Date Report Submitted:	09/26/2017

Reporting Period		Program Area Code	Program Area Name
From	To		
8/1/16	7/31/17	HOME	HOME Program

The expenditure of these funds did not result in any covered contracts or new hires during the 12-month period selected.