

City of Fayetteville, NC

2025-2029 Consolidated Plan & 2025 Annual Action Plan

DRAFT

Economic and Community Development
City of Fayetteville
433 Hay Street
Fayetteville, NC 28301



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Executive Summary

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

1. Introduction

The City of Fayetteville, North Carolina, is an entitlement community as designated by the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG). The CDBG, HOME, HOPWA, and ESG programs provide annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

To receive these funds, the City must complete its 2025-2029 Consolidated Plan and first-year Program Year (PY) 2025 Annual Action Plan (AAP) as required by HUD. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of grant funding based on applications to HUD. The first-year PY 2025 AAP, and subsequent AAPs, is a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2025 begins on July 1, 2025, and ends on June 30, 2026.

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

Overview

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified eight (8) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Affordable Housing

Goal - 1A Affordable Housing Opportunities

Expand access to affordable housing by supporting the development, preservation, and rehabilitation of housing units for low- to moderate-income households. The City will collaborate with stakeholders to increase housing stability and improve affordability through strategic investments and housing programs.

Priority Need: Public Services

Goal - 2A Public Services for LMI & Special Need

Provide public supportive services that address the needs of low- to moderate-income individuals in the City. The City will also support special needs groups with programs that provide vital services that offset basic costs such health services and food programs for the elderly and persons with a disability.

Priority Need: Neighborhood Revitalization

Goal - 3A Improve Public Facilities and Infrastructure

Upgrade and expand public facilities and infrastructure in low- and moderate-income areas to enhance community accessibility, safety, and quality of life.

Goal 3B Blight Removal

Support efforts to eliminate slum and blight conditions within the City by improving deteriorated properties, addressing unsafe structures, and revitalizing neglected areas to enhance community safety and livability.

Priority Need: Economic Development

Goal - 4A Economic Development Opportunities

Promote economic growth by supporting initiatives that create job opportunities, enhance workforce development, and assist small businesses, particularly those benefiting low- to moderate-income individuals and underserved communities.

Priority Need: Nonprofit Capacity Building

Goal - 5A Nonprofit Capacity Building

Enhance the capacity of nonprofit organizations to effectively deliver essential services by providing technical assistance, funding opportunities, and organizational support. Strengthening local nonprofits will improve service delivery to low- to moderate-income individuals and other vulnerable populations.

Priority Need: Addressing Homelessness

Goal - 6A Homelessness Housing & Service Programs

Support programs that provide housing and essential services for individuals and families experiencing homelessness. Efforts will focus on emergency shelter, transitional housing, permanent supportive housing, and case management to promote stability and self-sufficiency.

Priority Need: Housing & Supportive Services for HIV/AIDS

Goal - 7A Housing & Supportive Services for HIV/AIDS

Increase housing stability and access to supportive services for individuals and families affected by HIV/AIDS. Programs will focus on providing affordable housing options, case management, and essential healthcare services to enhance quality of life and promote long-term stability.

Priority Need: Effective Program Administration

Goal 8A - Effective Program Administration

Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

3. Evaluation of past performance

The City of Fayetteville continues to build upon its past success in utilizing HUD funding for affordable housing, public services, neighborhood revitalization, economic development, and public facility improvements. As part of compliance with HUD regulations, the City develops an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress towards the strategic goals outlined in its Five-Year Consolidated Plan.

In the first four years of the 2020-2024 Consolidated Plan, Fayetteville has demonstrated significant progress in addressing critical community development goals. The City has funded the Emergency Housing Rehabilitation Program, assisting low- and moderate-income households with essential repairs and safety improvements, particularly through partnerships with Fayetteville Urban Ministry and Fayetteville Area Habitat for Humanity. Additionally, Fayetteville has supported affordable housing initiatives through its HOME Investment Partnerships Program (HOME), providing assistance for new homeownership and rental housing development. The City has also expanded access to vital public services, including programs for seniors, individuals with disabilities, and those experiencing homelessness. These efforts have ensured that Fayetteville's most vulnerable populations receive the critical support they need.

Looking ahead, Fayetteville will continue to collaborate with public, private, and nonprofit partners to expand access to safe and affordable housing, improve public facilities and infrastructure, and deliver essential public services. Despite the progress made, challenges such as the demand for affordable housing, economic development opportunities, and sustained public improvements in low/moderate-income neighborhoods remain priorities for future planning. The City's achievements are documented in detail in the PY 2023 CAPER, providing a comprehensive assessment of goals met and identifying areas for continued investment and focus. The following is a summary of accomplishments by priority:

Housing

Fayetteville made significant progress in housing rehabilitation, providing critical repairs and modifications to 51 households through its Housing Rehabilitation Program, funded through CDBG. This achievement underscores the City's commitment to maintaining safe and accessible housing for low- and moderate-income residents. Fayetteville also supported the development of new affordable housing, completing one new single-family home through HOME funding, with four additional homes under construction. While notable progress has been made, the City fell short of its goal for new affordable rental units, reinforcing the need for continued investment and strategic partnerships to meet long-term housing objectives.

Public Facilities and Infrastructure Improvements

Public facility and infrastructure improvements were identified as a priority in Program Year 2023, yet progress in meeting infrastructure goals was limited. The City made strides in blight removal and community enhancements, including the clearance of 17 blighted structures in low-income areas, surpassing its one-year goal and achieving 84% of the five-year target. However, broader infrastructure investments fell short, with only 14.55% of the goal met, highlighting the need for renewed focus and additional efforts in the final year of the Consolidated Plan to ensure meaningful progress in public facility improvements.

Public Services

Fayetteville made significant progress in public services, assisting 5,477 residents in Program Year 2023, achieving 548.25% of its one-year goal. Over the course of the 2020-2024 Consolidated Plan, the City has exceeded its strategic targets, serving 12,398 individuals, a remarkable 6,525.26% of the original five-year goal. Given this progress, Fayetteville is well ahead of schedule in meeting its public services objectives, ensuring continued support for vulnerable populations through essential programs, including youth services, senior assistance, and homelessness prevention initiatives.

Homelessness Assistance

Fayetteville exceeded its goals for homelessness prevention, assisting 3,908 individuals through CDBG funding. The City partnered with the Fayetteville-Cumberland County Continuum of Care (CoC) and other nonprofit organizations to ensure access to emergency shelter, rapid rehousing, and supportive services for individuals experiencing homelessness. The Salvation Army sheltered 281 individuals during extreme weather conditions, while the Family Reunification and Direct Services Program successfully reconnected 11 homeless individuals with their families. Additionally, the HOPWA program provided rental assistance and supportive services to 149 households affected by HIV/AIDS, furthering the City's efforts in special needs housing. As of this reporting period, Fayetteville has made significant progress in addressing homelessness, surpassing its one-year goals for homeless prevention (3,256.67%) and homeless services (146.74%). However, the City remains behind schedule in achieving its five-year target for emergency shelter services, having only reached 32.86% of the goal to date. Continued investments in shelter capacity, rapid rehousing programs, and supportive services will be critical to meeting the City's long-term homelessness assistance objectives.

Economic Development

The City prioritized economic development initiatives, providing technical assistance to 69 small businesses and direct financial assistance to 1 business, resulting in the retention of 7 jobs through CDBG-funded programs. Additionally, workforce development programs helped 578 job seekers, leading to 25 new jobs and 59 retained jobs. Millers Crew, a nonprofit serving adults with special needs, provided vocational training for 39 individuals, contributing to 2,045 part-time job hours retained. While significant progress was made in workforce training, only 6.67% of the City's goal for direct business assistance was achieved, highlighting the need for increased investment in economic empowerment initiatives. Despite notable achievements in small business support and job training, Fayetteville is behind pace to meet its

five-year goals for job creation and business assistance. To date, only 38.67% of the strategic plan's target for businesses assisted and 64.21% of the goal for jobs retained or created have been achieved. Continued efforts to expand financial assistance for businesses, strengthen workforce training programs, and promote economic mobility will be essential to closing these gaps in the final year of the 2020-2024 Consolidated Plan.

CARES Act Accomplishments

The City of Fayetteville successfully expended CDBG-CV funds to address pandemic-related needs, supporting public services, homelessness prevention, and critical programs for residents impacted by COVID-19. These funds were instrumental in providing emergency housing assistance, food security programs, and expanded support for at-risk populations, demonstrating the City's ability to adapt and respond effectively to emergent challenges.

The City of Fayetteville remains committed to meeting its five-year housing and community development goals. By leveraging partnerships, optimizing resources, and maintaining a focus on community resilience, the City continues to support its most vulnerable populations and advance sustainable growth.

4. Summary of citizen participation process and consultation process

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC HEARING: A public hearing will be held to discuss the proposed draft 2025-2029 Consolidated Plan and draft PY 2025 AAP. The hearing will be held at the City Council Chambers on April 21, 2025.

PUBLIC COMMENT PERIOD: The City will hold a public comment period from February 12, 2025 to March 14, 2025 to give citizens an opportunity to review and make comments on the draft plan. The plan can be viewed on the City's website at <https://www.fayettevillenc.gov/city-services/economic-community-development/reports-and-studies>.

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: The City held a community survey online to gather public input on the housing and community development priority needs in Fayetteville. The link to the survey can be found at: <https://www.research.net/r/Fayetteville-community>

Stakeholder Survey Link: The City held a stakeholder survey online to gather public input on the housing and community development priority needs in Fayetteville. The link to the survey can be found at: <https://www.research.net/r/Fayetteville-stakeholder>

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

COMMUNITY & STAKEHOLDER SURVEYS: A summary of survey results will be included after the citizen participation process.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

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

All comments or views were accepted at the public hearing and public comment period.

7. Summary

The City is dedicated to offering meaningful opportunities for residents to express their needs. This plan prioritizes addressing affordable housing, community development—both housing and non-housing—and providing supportive housing and services for individuals experiencing homelessness within the Fayetteville community. It also includes a comprehensive, coordinated strategy for implementing programs funded by Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG) funds.

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the City identified through the needs assessment and market analysis, but the City also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2009-2013 & 2019-2023 American Community Survey (ACS) 5-Year Estimates, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS),

2023 Point in Time Count and Housing Inventory Chart, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2019-2023 ACS.

Analysis of Impediments to Fair Housing Choice

In a joint effort with Cumberland County, the City developed an Analysis of Impediments to Fair Housing Choice (AI) on April, 20, 2020. The AI outlines six (6) identified impediments to fair housing choice. The 2020 AI is an analysis of factors that may be potentially preventing access to fair housing choice in the community, and understanding the impediments to fair housing choice is an important step in addressing housing needs. The AI helps to provide information to decision makers in the community and assist in guiding the use of grant funds and other resources that target affordable housing. This plan has developed goals that will address the identified impediments over the next five years. For a list of identified impediments, see MA-40 Barriers to Affordable Housing.

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The lead and responsible agency is the City of Fayetteville’s Department of Economic & Community Development for the CDBG, HOME, HOPWA, and ESG Programs. The Economic & Community Development Office of the City of Fayetteville prepares the Five-Year Consolidated Plan, Annual Action Plans, Environmental Review Reports, and the Consolidated Annual Evaluation Reports (CAPER), processes pay requests, and performs contracting, monitoring, and oversight of the programs on a day to day basis.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Each year, as part of the application process for CDBG, HOME, ESG and HOPWA, local not-for-profit agencies and organizations are invited to submit proposals for grant eligible activities and participate in the consultation process by attending stakeholder meetings, citizen participation meetings or public hearings.

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(I)).

The City of Fayetteville actively enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Fayetteville maintains ongoing relationships with housing providers and nonprofit organizations to support the development of affordable housing and address critical community needs. Through strategic partnerships, the City works with the Fayetteville Metropolitan Housing Authority (FMHA) and other stakeholders to increase housing stability and promote economic mobility for low- and moderate-income residents.

The City partners with the FMHA to provide affordable housing options and administer federal Housing Choice Voucher Section 8 programs, delivering rental assistance to very low-income families, the elderly, and individuals with disabilities. These programs aim to address Fayetteville’s housing challenges while fostering long-term stability for its most vulnerable residents. Additionally, the City allocates CDBG and HOME funds to support local nonprofits and service agencies that provide emergency shelter, rapid rehousing, and homelessness prevention programs. Fayetteville collaborates with organizations such as Connections of Cumberland County, Salvation Army, and Cumberland HealthNet to ensure residents facing housing insecurity receive essential services.

Through the Fayetteville-Cumberland County Continuum of Care (CoC), the City partners with mental health providers, emergency shelters, social service agencies, and local governments to assist individuals and families experiencing homelessness. The City’s Day Resource Center, launched in August 2023, provides critical support services, including showers, laundry, meals, and case management, helping individuals transition from homelessness to stable housing. Fayetteville also utilizes General Fund allocations to support emergency shelter operations, outreach services, and case management for individuals in crisis, particularly homeless veterans, seniors, and families.

To bridge the digital divide, Fayetteville works with high-speed internet providers, community organizations, and local nonprofits to enhance connectivity for low- and moderate-income households. The City partners with technology providers to expand digital equity programs, offering affordable internet access, free Wi-Fi hotspots, and digital literacy training to residents. Fayetteville also distributes

Chromebooks and other digital resources through public libraries, community centers, and workforce development programs, ensuring that underserved residents have access to online education, job opportunities, and telehealth services. These efforts align with Fayetteville's broader commitment to enhancing digital inclusion and fostering connectivity among all residents.

The City of Fayetteville collaborates with emergency management agencies, disaster response organizations, and regional partners to enhance community resilience and preparedness. Fayetteville works closely with Cumberland County Emergency Management and participates in regional hazard mitigation efforts, including the Cumberland County Multi-Jurisdictional Hazard Mitigation Plan. The City also partners with organizations such as the American Red Cross, North Carolina Community Organizations Active in Disaster (NC COAD), and FEMA, ensuring streamlined disaster response and recovery support for vulnerable populations.

To address flood risks and improve stormwater management, Fayetteville partners with the North Carolina Department of Environmental Quality (NCDEQ) and the Fayetteville Stormwater Management Division to implement flood mitigation projects and neighborhood drainage improvements. These initiatives enhance public safety, protect infrastructure, and reduce long-term environmental risks for Fayetteville's residents.

Fayetteville also promotes sustainability and climate resilience through partnerships with the North Carolina Department of Environmental Quality (NCDEQ) and the Fayetteville Public Works Commission (PWC). These efforts focus on reducing environmental risks, improving air and water quality, and advancing sustainable infrastructure development. The City actively supports programs aimed at energy efficiency, tree preservation, and green building practices, ensuring a healthier and more resilient community for future generations.

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

A staff member of the Economic and Community Development Department is a member of the Continuum of Care (CoC) committee and meets regularly to discuss the needs of the homeless community. Lack of affordable housing and support services continue to be an issue so these needs continue to be the focus of the CoC.

To strengthen coordination and maximize resources, Fayetteville continues to work with the CoC on data-sharing initiatives, coordinated entry improvements, and securing additional funding for supportive housing projects. Moving forward, the City will focus on expanding affordable housing options, increasing shelter capacity, and enhancing long-term supportive services to better serve its most vulnerable residents.

Cumberland County is the lead entity for the Fayetteville-Cumberland County Continuum of Care. The CoC has implemented a Coordinated Entry (CE) strategy through Cumberland HealthNET to conduct intake and referrals for homeless persons and persons at risk of becoming homeless within Cumberland County. During the intake process, a person is evaluated with the VI-SPDAT, scored and ranked in terms of services needed, and referred to an available bed. Available beds are coordinated in a by-name list every Tuesday afternoon at a Coordinated Entry meeting.

The Point-in-Time Counts for Sheltered and Unsheltered homeless persons are conducted on a specific date annually in January. The count results are available to the public on the Fayetteville-Cumberland County CoC website.

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

The City received its first ESG allocation in the 2024 program year. Consultation with the CoC is required to determine the funding priorities for the program year. The CoC members were surveyed in order to consider the five eligible activities and rank the priority of each one in order to best serve the needs of our community and how to best expend the funds.

The Homeless Management Information System (HMIS) is operated and administered by the CoC. HMIS is a local information technology system that is used to collect client-level demographic data and data on the housing and services available to individuals and families at risk of and experiencing homelessness. The HMIS/CE Committee meets every third Thursday of the month to review HMIS and coordinate efforts.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Fayetteville Area Habitat for Humanity
	Agency/Group/Organization Type	Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions were held on current and future homeowner emergency repair needs, as well as construction of affordable single-family housing units. The City of Fayetteville anticipates that the continued partnership with this agency will produce the production of new affordable single-family homes and improvements to the existing housing stock for low- and moderate-income homeowners.
2	Agency/Group/Organization	Fayetteville Urban Ministry
	Agency/Group/Organization Type	Housing Not for Profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions were held on current and future homeowner emergency repair needs and how to address any challenges. The City of Fayetteville anticipates that the continued partnership with this agency will result in improvements to the existing housing stock of low- and moderate-income homeowners.
3	Agency/Group/Organization	Kingdom Community Development Corporation
	Agency/Group/Organization Type	Housing Not for profit

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions were held on first-time homebuyer education and counseling needs for low- and moderate-income residents. The City of Fayetteville anticipates that the continued partnership with this HUD approved homebuyer counseling agency will result in homeownership opportunities for low- and moderate-income city residents.
4	Agency/Group/Organization	Fayetteville Metropolitan Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions were held on housing needs for low- and moderate-income residents and apprenticeship training opportunities for public housing residents. The City of Fayetteville anticipates that the partnership with the housing authority will improve the quality of life of public housing residents by learning valuable construction skills that are in high demand in today's job market that will enable the earning of a livable wage.
5	Agency/Group/Organization	Myrover-Reese Fellowship Homes
	Agency/Group/Organization Type	Medical or Health Community Agency/Organization Services – Veterans CoC or Homeless Assistance Programs
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
6	Agency/Group/Organization	Cumberland County Schools
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
7	Agency/Group/Organization	Marius Maximus Foundation for Mental Health
	Agency/Group/Organization Type	CoC or Homeless Assistance Programs
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
8	Agency/Group/Organization	Future Endeavors Life Program

	Agency/Group/Organization Type	Community Agency/Organization Services - Children/Youth Services – Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
9	Agency/Group/Organization	Azariah Place
	Agency/Group/Organization Type	Services – Homeless, Outreach, Shelter Services – Victims of Domestic Violence CoC or Homeless Assistance Programs
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
10	Agency/Group/Organization	Connected Care Program
	Agency/Group/Organization Type	Community Agency/Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
11	Agency/Group/Organization	Alliance Healthplan
	Agency/Group/Organization Type	Medical or Health Housing Counseling Services – Children/Youth Services – Disability
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
12	Agency/Group/Organization	Fayetteville Police Accountability Community Taskforce

	Agency/Group/Organization Type	Community Agency/Organization Services – Children/Youth Services – Homeless, Outreach, Shelter Services – Education Fair Housing Advocacy Services – Veterans Services – Disability Services – Senior Citizen Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
13	Agency/Group/Organization	Thomkat Entertainment LLC
	Agency/Group/Organization Type	Other: Entertainment
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
14	Agency/Group/Organization	Fayetteville Urban Ministry

	Agency/Group/Organization Type	Community Agency/Organization Services – Children/Youth Services – Homeless, Outreach, Shelter Services – Education Services – Employment/Jobs/Economic Development CoC or Homeless Assistance Programs Other: Emergency Assistance food and clothes, house repair program
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
15	Agency/Group/Organization	FCCCOC on Homelessness
	Agency/Group/Organization Type	CoC or Homeless Assistance Programs
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.
16	Agency/Group/Organization	Catholic Charities of the Diocese of Raleigh – Fayetteville Regional Office

Agency/Group/Organization Type	Other: Food Pantry, Immigration Legal, and Disaster Services
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs Assessment Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the stakeholder survey.

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

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

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	Fayetteville/Cumberland County Continuum of Care	They are incorporated in the Consolidated Plan and Annual Action Plan.
Analysis of Impediments	City of Fayetteville	The 2020 AI identified impediments to fair housing choice and is an important step in addressing housing needs. The AI provides information to decision makers in the community and assists in guiding the use of grant funds and other resources that target affordable housing. This plan has developed goals that will address the identified impediments over the next five years.

Table 3 – Other local / regional / federal planning efforts

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

In developing the 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan (AAP), the City of Fayetteville engaged with multiple City departments, regional partners, and public agencies to ensure a coordinated approach to addressing housing, homelessness, and community development needs. These consultations involved collaboration with Fayetteville-Cumberland Economic & Community Development, Public Services, Public Works, and the Cumberland County Continuum of Care (CoC) to align strategies with local priorities.

The Economic & Community Development Department led efforts to gather input from local stakeholders, nonprofits, and housing providers to shape strategies for utilizing Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (SSG) funds. The Public Services and Public Works Departments contributed insights on infrastructure planning, public facility improvements, and flood mitigation strategies in CDBG-eligible areas. The Economic & Community Development team provided feedback on workforce housing, small business assistance, and job creation initiatives to support economic mobility for low- and moderate-income households.

Fayetteville actively collaborates with Cumberland County and neighboring municipalities to address shared housing and community development challenges. The City also coordinates with the North Carolina Department of Commerce, North Carolina Housing Finance Agency (NCHFA), and regional transportation authorities to ensure a comprehensive approach to community development. Additionally, Fayetteville is exploring partnerships with broadband providers to bridge the digital divide and expand affordable internet access for low-income households.

The City also works closely with the Fayetteville-Cumberland County Continuum of Care (CoC) to enhance homeless assistance efforts, improve coordinated entry services, and expand access to housing resources. Fayetteville continues to strengthen regional partnerships to enhance discharge planning for individuals exiting correctional facilities, hospitals, and foster care, reducing their risk of homelessness.

Moving forward, Fayetteville aims to enhance consultation efforts with the State of North Carolina, Cumberland County, and neighboring municipalities, fostering regional collaboration on housing, homelessness, and community development initiatives. The City will also continue to expand partnerships with broadband providers and institutions involved in discharge planning, ensuring a more coordinated approach to preventing homelessness and promoting housing stability.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

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
1	Public Meeting	Non-targeted/broad community	A public meeting will be conducted by Fayetteville Redevelopment Commission with City staff on March 19, 2025 at 225 Ray Ave.	Comments will be provided after the public meeting.	All comments were accepted.	
2	Public Meeting	Non-targeted/broad community	A public meeting will be conducted by Fayetteville Redevelopment Commission with City staff at the City Council Work Session on April 21, 2025.	Comments will be provided after the public meeting.	All comments were accepted.	
3	Public Hearing	Non-targeted/broad community	A public hearing will be conducted by Fayetteville City Council on April 21, 2025 at the City Council Chambers	Comments will be provided after the public hearing.	All comments were accepted.	
4	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held on November 12, 2024 at 2:00 pm to gather feedback on affordable housing needs. There were 24 participants.	There were no comments.	All comments were accepted.	
5	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held on November 12, 2024 at 6:00 pm to gather feedback on affordable housing needs. There were 11 participants.	There were no comments.	All comments were accepted.	
6	Community Survey	Non-targeted/broad community	The City offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in Fayetteville. See below the link to the survey. https://www.research.net/r/Fayetteville-community	Full survey results will be provided after the citizen participation process.	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
7	Stakeholder Survey	Non-targeted/broad community Nonprofits	The City offered an online stakeholder survey to gather input on the housing, fair housing, community development and homeless needs in Fayetteville. See below the link to the survey. https://www.research.net/r/Fayetteville-stakeholder	Full survey results will be provided after the citizen participation process.	All comments were accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To ensure the efficient and effective use of resources, the City of Fayetteville, NC must first assess the community's needs. This section describes and analyzes various demographic and economic indicators to provide a foundation for grant management. By using data gathered from state, local, and federal sources, the City can identify needs based on broad trends in population, income, and household demographics. Primary data sources include the U.S. Census Bureau, HUD, and the Bureau of Labor Statistics. Once gathered, the data will be analyzed more closely to explore how family and household dynamics, race, and housing problems are interconnected. A key objective of this Needs Assessment is to identify the nature and extent of housing problems experienced by Fayetteville residents.

In addition to demographic analysis, this section examines factors that influence, or are influenced by, the housing market. These include public housing needs, the needs of individuals facing homelessness, and non-homeless special needs populations. Furthermore, non-housing development needs, such as public services and infrastructure, are also evaluated to guide resource allocation decisions.

Each of these issues is analyzed alongside economic and demographic indicators to determine if certain groups are disproportionately affected. By understanding the scale and prevalence of housing challenges within Fayetteville, the City can set evidence-based priorities for entitlement programs. This approach ensures that resources are directed toward the areas and populations that need them most, promoting more equitable outcomes across the community.

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

Summary of Housing Needs

The housing needs of a community are shaped by a variety of interconnected factors beyond the simple concept of supply meeting demand. In Fayetteville, these factors include population growth, household size, rental housing availability, income levels, and the condition of existing properties. Together, they create a complex framework that defines the city's housing challenges.

A key issue in Fayetteville is the significant lack of affordable housing. According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, approximately 39,798 households—39.2% of all households in the city—are cost burdened, spending more than 30% of their income on housing costs. This issue disproportionately affects renters, with 20,958 rental households cost burdened, compared to 9,840 homeowner households. These statistics underscore a housing market where supply fails to align with demand at affordable price points, leaving many residents unable to secure stable and reasonably priced housing. Addressing these affordability challenges is essential to meeting the community's housing needs.

Demographics	Base Year: 2013	Most Recent Year: 2023	% Change
Population	201,755	209,692	3.9%
Households	76,766	81,499	6.2%
Median Income	\$44,900	\$56,395	25.6%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Residents

Since 2013, Fayetteville's population has increased by approximately 3.9%. Similarly, the number of households in the city has increased by around 6.2% slightly outpacing the increase in population, suggesting a reduction in average household size. This shift may reflect demographic changes, such as a rise in young adults or seniors living independently, or economic influences like housing affordability and availability, which can impact living arrangements.

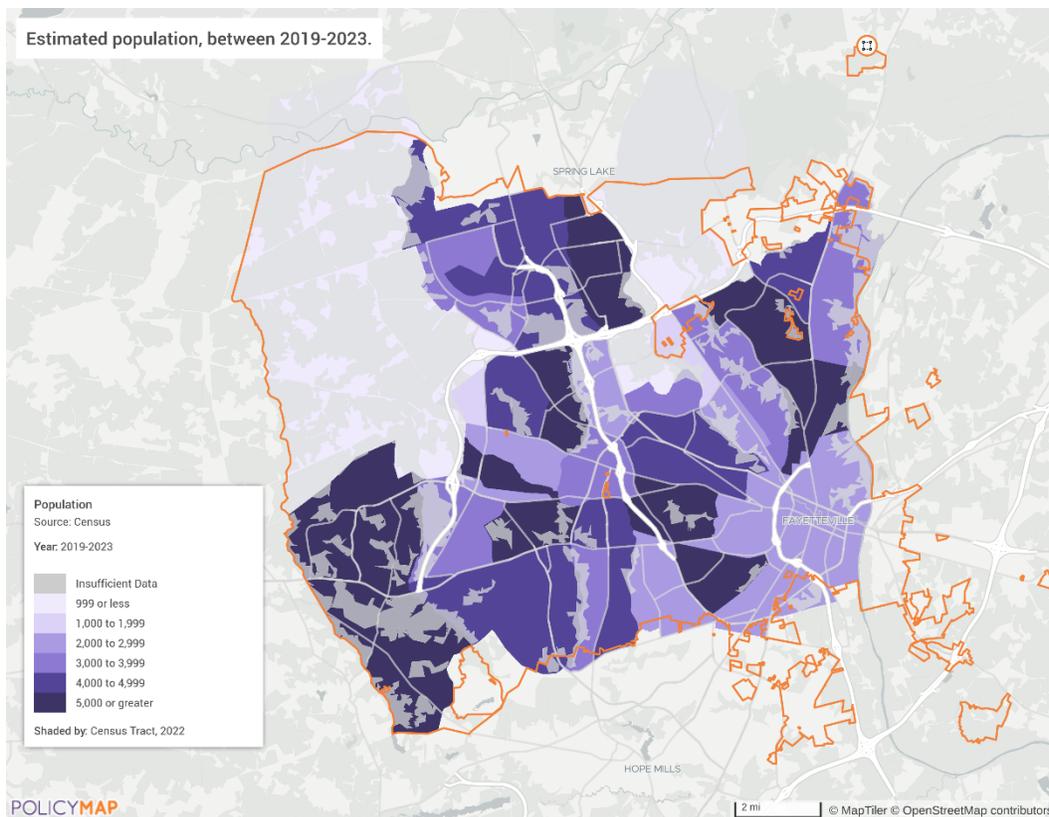
During the same period, Fayetteville's Median Household Income (MHI) grew by 25.6%, reflecting a nominal increase in income levels for households in the city. However, when adjusted for inflation, the real growth in purchasing power is modest. According to the Bureau of Labor Statistics (BLS) inflation calculator, a household earning \$44,900 in 2013 would need \$52,680 in 2023 to maintain the same

purchasing power. While the 2023 MHI of \$56,395 slightly exceeds this threshold, the rise in median income has not been sufficient to offset the increasing costs of housing in the city. This disparity contributes to the growing affordability gap, particularly for low- to moderate-income households, many of whom remain cost burdened despite the income growth. Addressing this gap is critical to improving housing stability and access in Fayetteville.

Population

The map below illustrates the population distribution in Fayetteville, NC, by census tract. The U.S. Census Bureau annually adjusts census tracts to maintain a target population of approximately 4,000 residents per tract. While the map does not depict population density, it highlights population changes since the previous census.

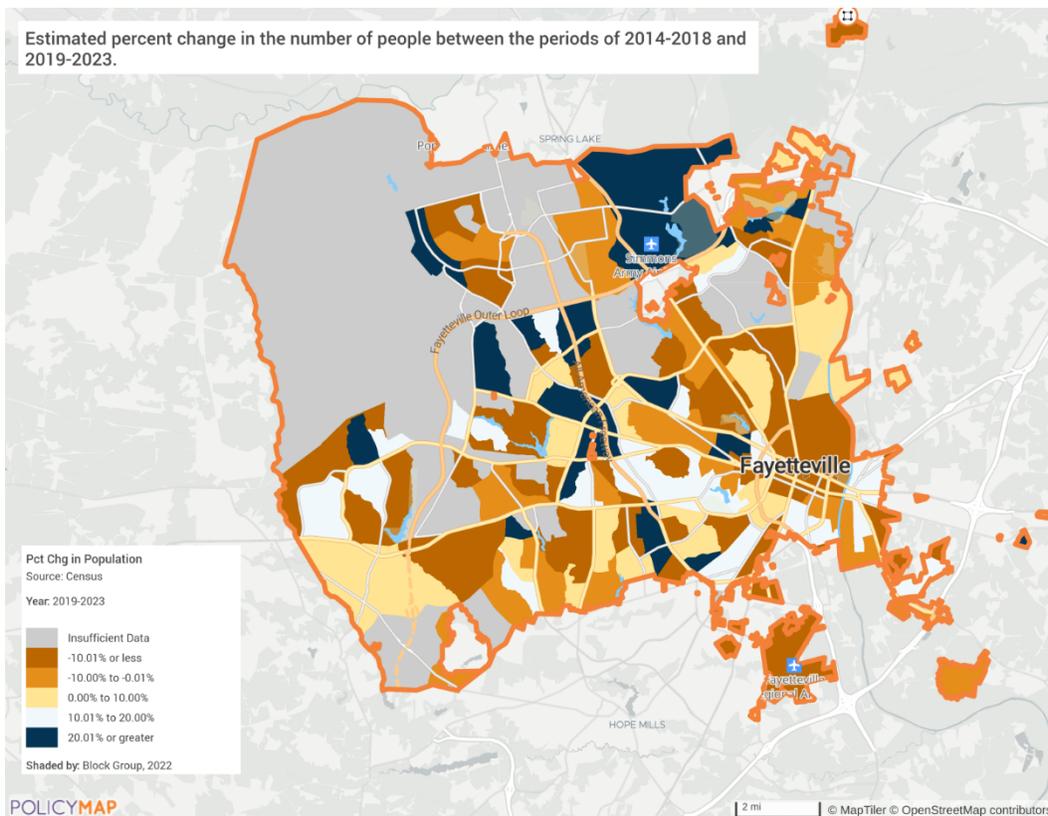
Several census tracts exhibit populations exceeding 5,000 residents, while others have fewer than 3,000 residents, with some falling below 2,000. These variations indicate potential population shifts and re-concentration across different areas of the city, reflecting trends such as urban migration, housing development patterns, or demographic changes.



Source: 2019-2023 American Community Survey 5-Year Estimates

Change in Population

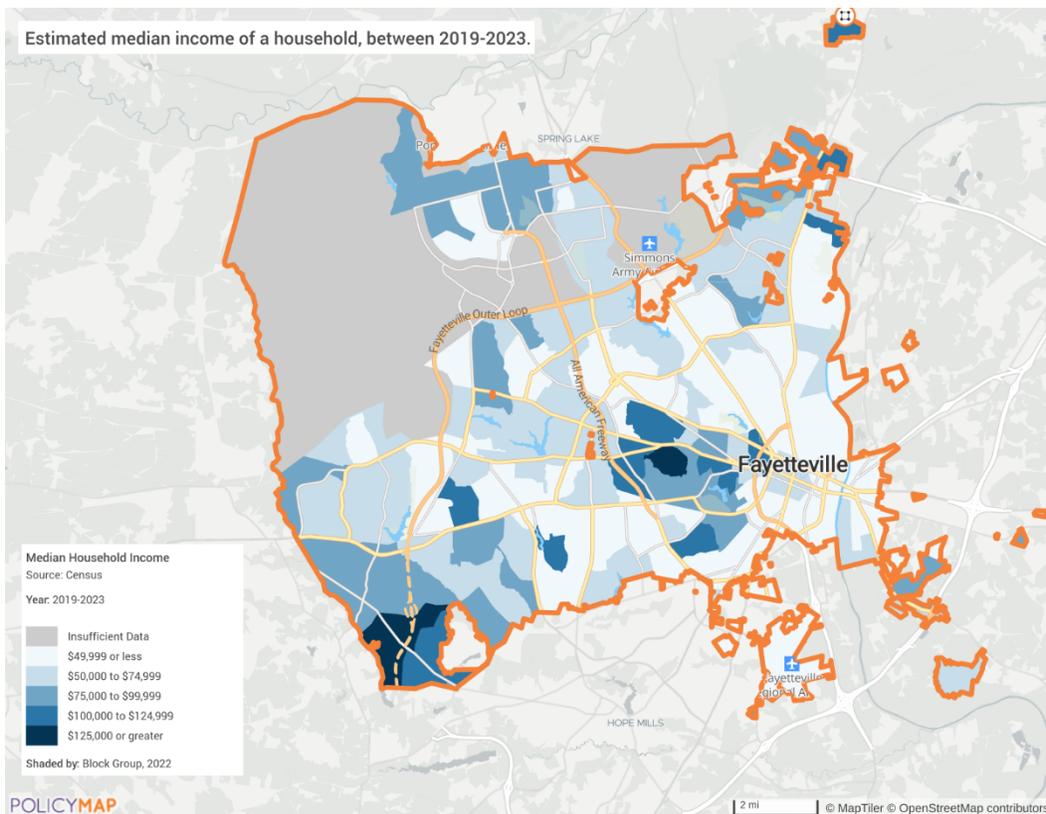
Between 2018 and 2023, Fayetteville experienced an overall population growth of 3.9%, though changes were not evenly distributed throughout the city. Many block groups in the southern and eastern portions of Fayetteville saw declines in population, with some areas experiencing reductions of over 10%. In contrast, parts of the central region reported significant population increases. However, several block groups did not report data, leaving gaps in the analysis for certain areas. These patterns highlight shifting demographic and housing trends within the city, indicating areas of both growth and decline that may influence future planning efforts.



Source: 2019-2023 American Community Survey 5-Year Estimates

Median Household Income

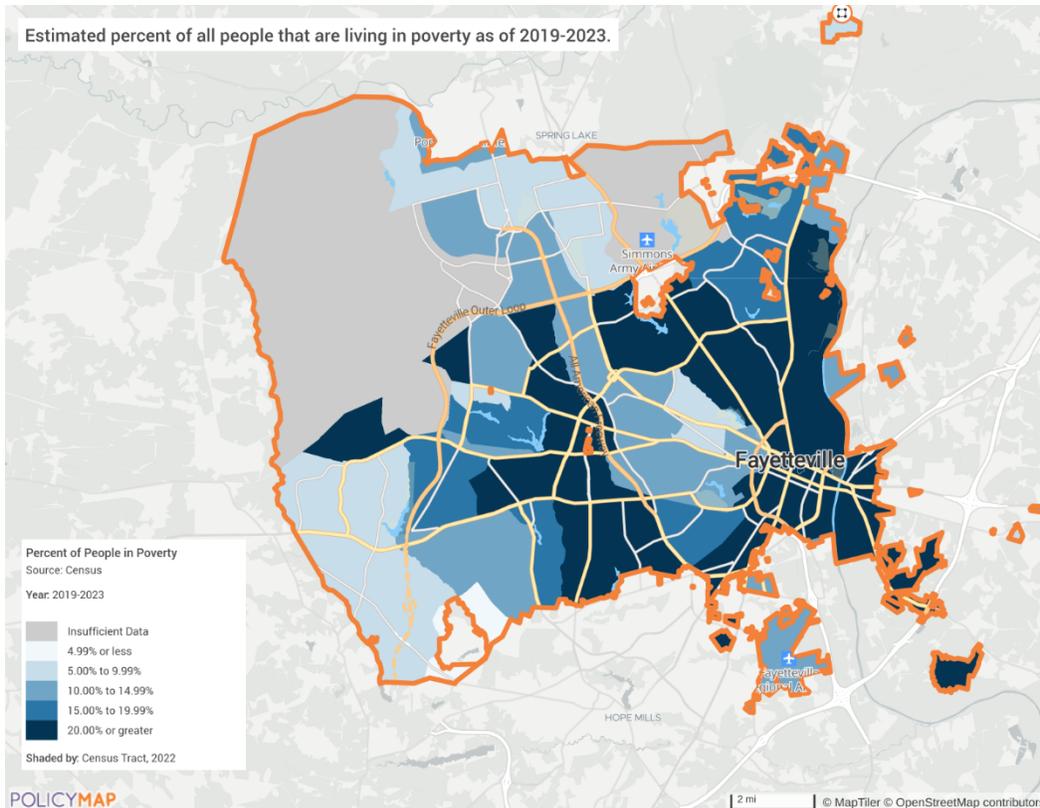
Fayetteville exhibits a diverse range of median household incomes (MHI) across its various neighborhoods. Most areas within the city have median incomes below \$75,000, with several block groups reporting annual incomes under \$50,000. In contrast, a few areas demonstrate significantly higher incomes, with some areas surpassing \$100,000. Two particularly notable block groups reported a median household income exceeding \$125,000, highlighting distinct economic disparities within the city. These variations underscore the need to address income inequality and consider targeted strategies for economic development and resource allocation in Fayetteville.



Source: 2019-2023 American Community Survey 5-Year Estimates

Poverty

The poverty map for Fayetteville highlights significant disparities in poverty rates across the city. Many census tracts exhibit poverty rates exceeding 20%, indicating concentrated areas of economic hardship. In stark contrast, adjacent tracts report much lower poverty rates, with some areas showing rates below 10% and even a few below 5%. This contrast underscores the uneven distribution of economic resources and opportunities within Fayetteville, reflecting the need for targeted interventions to address poverty and promote equitable economic development.



Source: 2019-2023 American Community Survey 5-Year Estimates

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,745	8,465	14,220	8,920	37,715
Small Family Households	3,235	2,960	5,450	4,010	17,685
Large Family Households	440	600	940	595	2,350
Household contains at least one person 62-74 years of age	2,010	1,760	2,400	1,380	7,455
Household contains at least one person age 75 or older	1,000	815	1,345	695	3,025
Households with one or more children 6 years old or younger	1,800	2,150	3,240	1,778	4,720

Table 6 - Total Households Table

Data Source: 2017-2021 CHAS

Number Households

In the above table, data from HUD's 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) provides a detailed look at households in Fayetteville, using the HUD Area Median Family Income (HAMFI) as a baseline. This document will use the following income group definitions:

- Extremely Low Income: 0-30% HAMFI
- Very Low Income: 30-50% HAMFI
- Low Income: 50-80% HAMFI
- Moderate Income: 80-100% HAMFI
- Above Moderate Income: >100% HAMFI

According to 2017-2021 CHAS data, almost 42% (33,430) of Fayetteville's households earn below 80% of the Area Median Income (AMI), classifying them as low-income. Among these households earning below 80%, small households make up approximately 35% or 11,645 households, while large households represent only 6% or 1,980 households. There is a strong link between household composition and income level: almost 43% of elderly households (those with at least one member aged 62 or older) fall within lower-income brackets, and almost 53% of households with children under six are considered low-income. These trends emphasize diverse housing and service needs across age and income groups, highlighting the need for targeted support for these demographics in Fayetteville.

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	95	45	30	10	180	20	0	0	15	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	175	305	130	95	705	0	0	0	80	80
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	150	220	275	110	755	35	20	85	30	170
Housing cost burden greater than 50% of income (and none of the above problems)	5,100	3,115	1,310	25	9,550	1,920	820	715	85	3,540
Housing cost burden greater than 30% of income (and none of the above problems)	495	1,845	5,295	1,795	9,430	445	845	1,700	1,070	4,060
Zero/negative Income (and none of the above problems)	1,020	0	0	0	1,020	420	0	0	0	420

Table 7 – Housing Problems Table

Data Source: 2017-2021 CHAS

Housing Needs Summary

The table above summarizes housing issues in Fayetteville by income group and tenure (renter or homeowner) using 2017-2021 CHAS data. Among the households in Table 7, the primary issues are cost-burden and overcrowding. Specifically, 18,980 renters and 7,600 homeowners in Fayetteville are cost-burdened, spending at least 30% or more of their income on housing. Of these, over 50% of renters and over 46% of homeowners are severely cost-burdened, with housing expenses consuming more than 50% of their income. Additionally, overcrowding affects a significant number of households, with approximately 1,460 renters and 250 homeowners living in conditions exceeding 1.01 persons per room. This high prevalence of cost-burdened households highlights the financial strain of housing costs on Fayetteville residents, particularly for renters who also experience higher rates of overcrowding.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,015	5,530	7,040	2,035	20,620	2,420	1,685	2,500	1,280	7,885
Having none of four housing problems	785	570	2,535	3,470	7,360	90	675	2,140	2,135	5,040
Household has negative income, but none of the other housing problems	1,020	0	0	0	1,020	420	0	0	0	420

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

Severe Housing Problems

Severe housing problems are prevalent amongst all lower-income households in Fayetteville. Among households earning between 0% and 100% of the Area Median Income (AMI), almost 75% of the 29,000 renter households and around 62% of the 13,345 owner households experience at least one documented housing issue. These challenges are especially acute for those with extremely low incomes, with 90% of renter households and around 97% of homeowners earning between 0-30% of AMI facing at least one housing problem. Data from Tables 3 and 4 indicate that cost burden remains the most widespread housing issue in Fayetteville, as many households struggle to meet housing expenses. This underscores the urgent need for targeted efforts to improve housing affordability, particularly for lower-income households.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	225	235	1,085	1,545	35	145	475	655
Large Related	15	140	240	395	0	20	105	125
Elderly	260	130	350	740	40	305	835	1,180
Other	280	245	1000	1,525	4	130	240	374
Total need by income	780	750	2,675	4,205	79	600	1,655	2,334

Table 9 – Cost Burden > 30%

Data Source: 2017-2021 CHAS

Housing Cost-Burdened

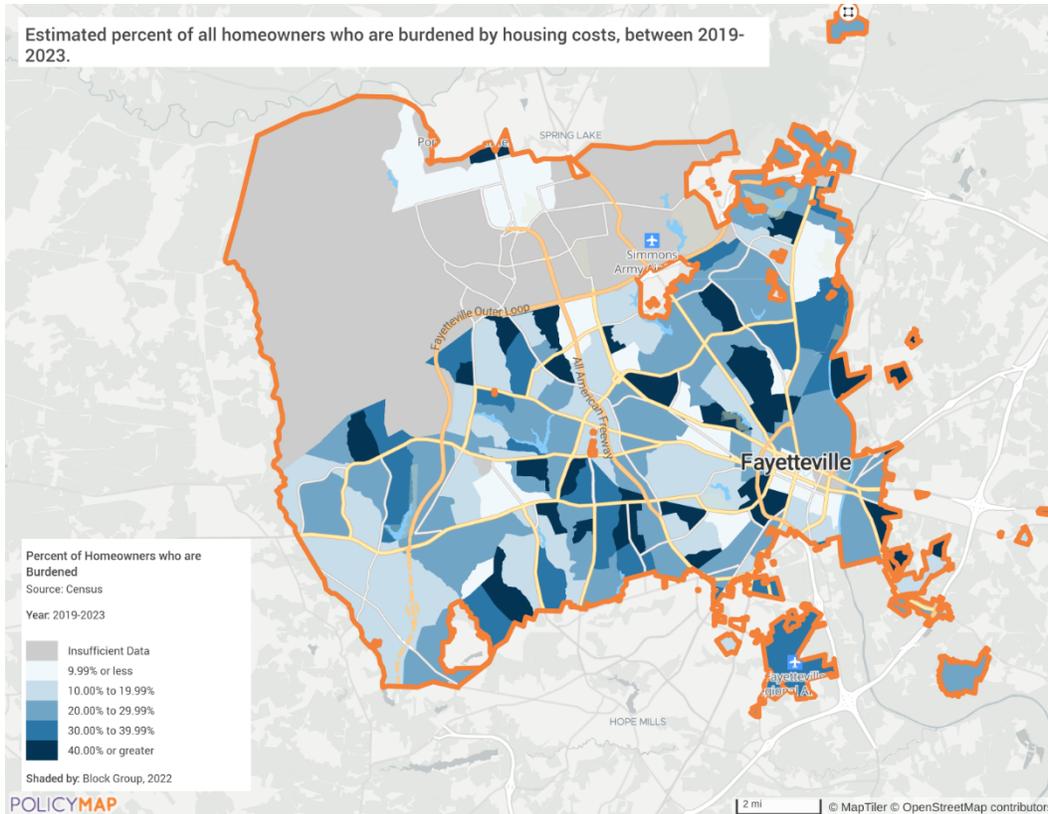
The above table, based on 2017-2021 CHAS data, offers an in-depth analysis of cost-burdened households in Fayetteville within income ranges from 0% to 80% of the Area Median Income (AMI), showing variations across household types. Among cost-burdened renter households, 36.7% are small households, while large households account for only 9.4%. For homeowners, the percentages are lower overall, with approximately 28.1% of small homeowner households facing cost burdens, compared to just 5.4% of large homeowner households.

Elderly households show a distinct pattern in cost burdens, with 17.6% of renters and 50.6% of homeowners in this category. This indicates that older residents, whether homeowners or renters, though there is a much higher percentage of homeowners that may face persistent financial challenges related to housing costs, underscoring unique pressures on elderly residents within Fayetteville's low-income brackets.

As with many economic indicators, the likelihood of a household being cost-burdened is influenced by location, as shown by the following maps using ACS data. These maps illustrate cost-burdened households across Fayetteville, highlighting geographic disparities. Factors impacting housing supply and demand contribute to these variations, with lower-income areas showing a higher need for affordable housing, while areas with elevated median home values often place housing costs out of reach for many residents.

Homeowner Cost Burden

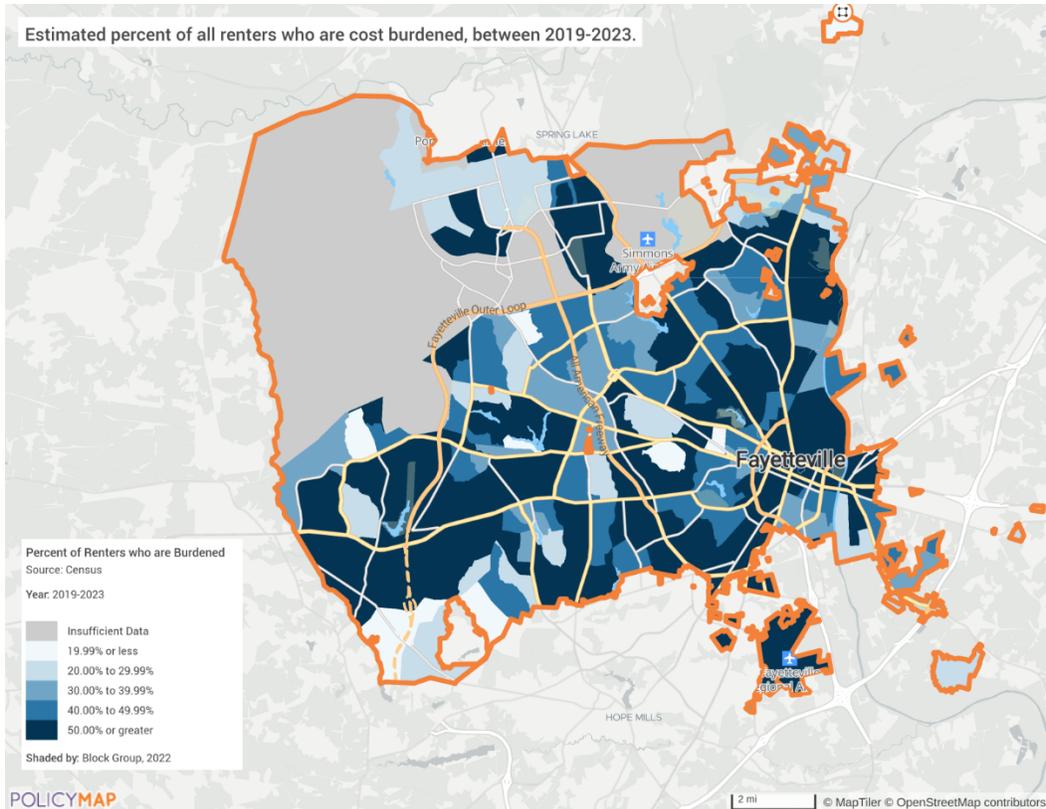
Cost-burdened homeowners are distributed across Fayetteville, with varying levels of prevalence throughout the city. In most areas, over 20% of households face housing cost burdens, spending more than 30% of their income on housing expenses. Notably, a few areas report even higher rates, with over 40% of homeowners in those areas experiencing significant financial strain. This widespread challenge underscores the issue of housing affordability for homeowners throughout much of Fayetteville, highlighting the need for targeted measures to alleviate cost burdens.



Source: 2019-2023 American Community Survey 5-Year Estimates

Cost Burdened Renters

Cost-burdened renters in Fayetteville exhibit moderate to high prevalence across most areas of the city. In a significant portion of the city, over 30% of renters spend more than 30% of their income on housing. Some areas report even higher rates with over 50% of renters experiencing cost burden. This widespread prevalence of cost-burdened renters underscores a critical affordability issue in Fayetteville, emphasizing the need for targeted interventions to address housing challenges and promote stability for renter households citywide.



Source: 2019-2023 American Community Survey 5-Year Estimates

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,970	1,455	490	3,915	410	235	190	835
Large Related	260	140	50	450	65	35	70	170
Elderly	760	130	190	1,080	560	315	240	1,115
Other	2,250	1,135	590	3,975	590	175	180	945
Total need by income	5,240	2,860	1,320	9,420	1,625	760	680	3,065

Table 10 – Cost Burden > 50%

Data Source: 2017-2021 CHAS

Severe Cost Burden

In Fayetteville, a substantial proportion of cost-burdened households are classified as severely cost-burdened, spending more than 50% of their income on housing. This leaves them highly vulnerable to financial instability. Among renters with severe cost burdens, small, related households account for approximately 41.6%, while large households constitute around 4.8%. For homeowners, small, related households represent 27.2% of those severely cost-burdened, with large households making up just 5.5%. Elderly households are particularly affected, with severe cost burdens more prevalent among elderly homeowners than renters.

Severely cost-burdened households face heightened risks of instability, as unexpected expenses such as rising utility bills or medical costs can jeopardize their housing security, increasing the likelihood of displacement or homelessness. To mitigate these risks, these households may benefit from targeted resources, such as financial assistance or housing subsidies, to promote housing stability. Addressing the challenges faced by severely cost-burdened households is crucial to preventing housing crises and ensuring long-term stability for vulnerable residents in Fayetteville.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	290	490	305	140	1,225	10	20	85	110	225
Multiple, unrelated family households	25	40	80	35	180	25	0	4	0	29
Other, non-family households	10	0	35	25	70	0	0	0	0	0
Total need by income	325	530	420	200	1,475	35	20	89	110	254

Table 11 – Crowding Information – 1/2

Data Source: 2017-2021 CHAS

Overcrowding

HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room. In Fayetteville, overcrowding patterns vary significantly by housing tenure, with renters accounting for the majority of overcrowded households. There are 1,475 overcrowded renter households compared to 254 among homeowners. This issue disproportionately affects lower-income households, as over 86% of overcrowded renter households and nearly 57% of overcrowded homeowner households fall below 80% of the Area Median Income (AMI), classifying them as low-income. These findings emphasize the significant impact of overcrowding on low-income households, particularly renters, highlighting the need for targeted strategies to address both space limitations and affordability challenges for these residents.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,515	1,920	2,435	5,870	285	230	805	1,320

Table 12 – Crowding Information – 2/2

Data Source: 2017-2021 CHAS

In Fayetteville, the presence of children among low-income renter and homeowner households reveals a distinct pattern. Among households classified as extremely low income (earning less than 30% AMI), the number of children is significantly lower compared to households earning between 50% and 80% AMI. This trend illustrates the relationship between income levels, housing tenure, and family structure, highlighting how economic status influences living conditions and household composition throughout the city.

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

Single-person households in Fayetteville face increased risks of housing instability due to lower income levels and limited resources. According to ACS 2019–2023 data, the median income for a single-person household is \$37,135—nearly half the median income of a two-person household at \$68,707. These households also encounter reduced transportation options, as they are less likely to own a vehicle, further complicating commuting and access to essential services.

Single-person households are more prevalent among renters, with approximately 16,979 single-person renter households compared to 12,043 single-person homeowner households. Data from Tables 9 and 10 indicate that around 57.9% of small lower-income households are cost-burdened, translating to an estimated 9,831 single-person households potentially in need of housing assistance. These findings underscore the vulnerability of single-person households, particularly regarding housing affordability and transportation challenges, highlighting the need for targeted support to address these issues.

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

Disability

In Fayetteville, approximately 29,170 individuals, or 16.2% of the population, have a disability. Disability rates increase significantly among older residents, reflecting the higher prevalence of disabilities with age. The most commonly reported disability is ambulatory difficulty, affecting 15,023 individuals. These statistics highlight the need for accessible housing, infrastructure, and services to support individuals with disabilities, particularly as the city's population continues to age.

Victims of Rape and Domestic Violence

Based on data from the Fayetteville Police Department's 2023 Annual Report and the FBI Crime Data Explorer, there were 1,399 reported violent crimes in Fayetteville in 2023. These included 52 murders, 82 rapes, 264 robberies, and 1,008 aggravated assaults. Additionally, approximately 6,833 property crimes were reported, comprising 1,144 burglaries, 4,994 incidents of larceny, and 695 motor vehicle thefts. The FBI Crime Data Explorer also recorded 22 offenses against the family and children in 2023. While city-wide domestic violence rates are included within the violent crime statistics, the NC State Bureau of Investigation reported 12 domestic violence-related homicides in Cumberland County during the same year.

Of the 82 reported rape cases in 2023, a 10% decrease from the previous year, approximately 68% occurred in the victim's home. Around 31% of the assailants were unknown to the victim, meaning 69% of victims knew their assailant. Additionally, there were 17 incidents of criminal sexual contact, with all but one occurring in the victim's home. Among these, eight victims were related to the assailant, including five who were the child of the perpetrator.

Given the U.S. Department of Justice's estimate that only 42% of violent victimizations are reported, it is likely that around 196 rapes occurred in Fayetteville in 2023. This highlights the urgent need for housing and support services to provide safety and stability for survivors, particularly for those experiencing violence within their homes.

What are the most common housing problems?

Fayetteville faces significant housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is a particularly pressing issue, especially among lower-income households, with many spending more than 30% of their income on housing—and a significant portion allocating over half. This underscores an urgent need for affordable housing solutions to alleviate financial strain. Overcrowding is another common challenge, primarily affecting lower-income renters, due to a shortage of affordable, family-sized housing units.

Homeownership opportunities are also constrained, with only 2.0% of homeowner properties vacant compared to 6.8% of rental properties, according to 2019–2023 ACS data. This limited availability exacerbates overcrowding and housing instability, disproportionately impacting single-person households, elderly residents, and lower-income families who struggle to secure stable housing and essential services. Addressing these challenges is essential to improving housing conditions and fostering economic stability for Fayetteville's residents.

HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, particularly those built before 1978. In Fayetteville, 40,729 housing units were built before 1980, with 4,225 dating to pre-1950. These units, along with other potential environmental hazards such as asbestos, require ongoing updates for safety. The city leverages HOME funds to support housing redevelopment, mandating that developer partners mitigate or remove identified contaminants to promote safer living conditions.

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

Fayetteville faces a range of housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is particularly acute for lower-income households, with many spending over 30%, and in some cases more than half of their income on housing. This underscores the pressing need for affordable housing options to alleviate financial strain. Overcrowding, driven by a shortage of affordable, family-sized units, is another prevalent issue, particularly among lower-income renters.

Homeownership opportunities are also limited, with 37,857 owner-occupied units compared to 43,642 renter-occupied units and a homeowner vacancy rate of only 2.0%, according to 2019–2023 ACS data. This constrained availability exacerbates overcrowding and housing instability, disproportionately impacting single-person households, elderly residents, and lower-income families who struggle to access stable housing and essential services.

These housing constraints are particularly challenging for vulnerable populations. Approximately 12.7% of Fayetteville's population is over the age of 65, highlighting the need for housing that accommodates the specific needs of elderly households. Additionally, about 16.2% of the population reports a disability, often requiring accessible housing and incurring higher costs due to modifications and accommodations. Extremely low-income households, which account for 10,745 households in Fayetteville according to 2017–2021 CHAS data, are particularly at risk of housing instability. Addressing these issues is critical to improving housing conditions and supporting the city's most vulnerable residents.

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

HUD defines extremely low-income households as those earning 0–30% of the Area Median Income (AMI) and classifies households spending over 50% of their income on housing as severely cost-burdened. According to 2017–2021 CHAS data from the Housing Needs Summary Tables, Fayetteville’s extremely low-income households and families with children face critical shortages of affordable housing. Approximately 1,920 extremely low-income homeowner households and 5,100 renter households in Fayetteville are severely cost-burdened, spending more than half of their income on housing. These 7,020 households are at a high risk of housing instability and potential homelessness.

The data also shows that Fayetteville has 1,800 extremely low-income households with children, the majority of whom are renters. These families face severe housing challenges, underscoring the urgent need for targeted interventions to stabilize housing for the city’s most vulnerable residents. Addressing these affordability issues is critical to preventing housing instability and ensuring long-term security for low-income families and households in Fayetteville.

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

The City of Fayetteville does not provide additional estimates of at-risk populations.

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

In Fayetteville, several housing characteristics contribute to instability and increase the risk of homelessness. With 44.6% of housing structures built before 1980, many properties require costly repairs, leaving low-income tenants vulnerable to displacement when maintenance issues render units uninhabitable. Limited housing availability, with a 2.0% homeowner vacancy rate and 6.8% rental vacancy rate, exacerbates the shortage of affordable housing, as reflected in the high proportion of cost-burdened households. These factors highlight the urgent need for affordable and stable housing solutions to reduce homelessness risks in Fayetteville.

Discussion

N/A

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

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

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Fayetteville are more affected by these housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,435	2,310	0
White	1,890	605	0
Black / African American	5,080	1,255	0
Asian	170	40	0
American Indian, Alaska Native	60	55	0
Pacific Islander	0	0	0
Hispanic	715	180	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,215	1,245	0
White	1,770	365	0
Black / African American	3,985	730	0
Asian	155	40	0
American Indian, Alaska Native	80	10	0
Pacific Islander	10	15	0
Hispanic	905	60	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,540	4,675	0
White	3,295	1,485	0
Black / African American	4,275	2,235	0
Asian	135	300	0
American Indian, Alaska Native	50	55	0
Pacific Islander	25	10	0
Hispanic	1,295	400	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,315	5,605	0
White	1,275	2,130	0
Black / African American	1,370	2,345	0
Asian	65	220	0
American Indian, Alaska Native	8	65	0
Pacific Islander	15	35	0
Hispanic	105	600	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:

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

Discussion

Extremely Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 78.5%. There are no Racial or Ethnic population groups that are disproportionate.

Very Low Income: In this income group, 85.3% of households report a housing problem. There are no Racial or Ethnic population groups that are disproportionate.

Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 67.1%. There are no Racial or Ethnic population groups that are disproportionate.

Moderate Income: In this income group, 37.2% of households report a housing problem. There are no Racial or Ethnic population groups that are disproportionate.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Fayetteville are more affected by these housing problems.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,495	3,250	0
White	1,605	890	0
Black / African American	4,515	1,815	0
Asian	170	40	0
American Indian, Alaska Native	60	55	0
Pacific Islander	0	0	0
Hispanic	660	240	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,530	3,935	0
White	1,150	985	0
Black / African American	2,485	2,230	0
Asian	114	90	0
American Indian, Alaska Native	29	65	0
Pacific Islander	10	15	0
Hispanic	550	415	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,550	11,670	0
White	800	3,985	0
Black / African American	1,175	5,340	0
Asian	55	385	0
American Indian, Alaska Native	0	105	0
Pacific Islander	25	10	0
Hispanic	315	1,380	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2017-2021 CHAS

Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	450	8,470	0
White	95	3,310	0
Black / African American	315	3,395	0
Asian	0	285	0
American Indian, Alaska Native	0	74	0
Pacific Islander	0	50	0
Hispanic	70	1,065	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:

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

Discussion

Extremely Low Income: The jurisdiction-wide severe housing problem rate in this income group is 69.8%. Asian households in this income range are considered disproportionately in need.

Very Low Income: In this income group, 53.5% of households report a severe housing problem. There are no Racial or Ethnic population groups that are disproportionate.

Low Income: The jurisdiction-wide severe housing problem rate in this income group is 17.9%. Pacific Islander households in this income range are considered disproportionately in greater need.

Moderate Income: In this income group, 5.0% of households report a severe housing problem. There are no Racial or Ethnic population groups that are disproportionate.

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

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

Introduction:

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Fayetteville are more affected by these housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	48,780	16,045	13,660	1,570
White	21,050	5,575	3,535	425
Black / African American	19,295	7,390	7,565	750
Asian	1,715	270	280	70
American Indian, Alaska Native	370	120	95	45
Pacific Islander	155	25	25	0
Hispanic	4,560	2,090	1,340	140

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2017-2021 CHAS

Discussion:

Cost Burden: The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 20.0%. There are no Racial or Ethnic population groups that are disproportionate.

Severe Cost Burden: The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 17.1%. There are no Racial or Ethnic population groups that are disproportionate.

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

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

Overall, there are no groups that stand out with disproportionately greater needs. Very low income Asian households and low income Pacific Islander households experience disproportionate severe housing problems, but the populations are very small.

Throughout the City of Fayetteville there were only two groups that have a disproportionately greater need and are summarized below.

Housing Problems

- Extremely Low Income: No racial or ethnic groups
- Very Low Income: No racial or ethnic groups
- Low Income: No racial or ethnic groups
- Moderate Income: No racial or ethnic groups

Severe Housing Problems

- Extremely Low Income: Asian households
- Very Low Income: No racial or ethnic groups
- Low Income: Pacific Islander households
- Moderate Income: No racial or ethnic groups

Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: No racial or ethnic groups

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

An additional analysis of the relationship between race and ethnicity, income, and housing problems is included in section MA-50.

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

The relationship between racial and ethnic groups with specific neighborhoods and low-income areas is discussed in MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. Fayetteville is primarily served by the Fayetteville Metropolitan Housing Authority (FMHA) who oversees HCV/ Section 8, Affordable Housing, and Public Housing administration. The FMHA also oversees the HOPE VI program which provides independent living and helps elderly avoid unnecessarily or prematurely moving into nursing home facilities.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	-	-	552	1,901	154	1,473	217	0	57

Table 22 - Public Housing by Program Type

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

Data Source: HUD PIC (PIH HCV Data Dashboard 2024); HUD PIH Public Housing Dashboard 2024

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income		0	14,719		13,644	14,973			
Average length of stay		0	12.93		7.8	31.16			
Average Household size		0	2.2		1.8	2.6			
# Homeless at admission		0							
# of Elderly Program Participants (>62)		0	194		64	430			
# of Disabled Families		0	260		61	810			
# of Families requesting accessibility features									
# of HIV/AIDS program participants									
# of DV victims									

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White			81	274	8	199	41		26
Black/African American			451	1908	142	1488	176		102
Asian			4	4		4			0
American Indian/Alaska Native			23	31	1	25	3		2
Pacific Islander			5	5		5			
Other									

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic			45	93	1	78	8		6
Not Hispanic			483	2058	144	1582	210		122

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

In Fayetteville, public housing tenants and applicants awaiting accessible units face challenges due to the limited availability of Section 504-compliant housing. The Fayetteville Metropolitan Housing Authority (FMHA) manages approximately 2,835 low-income housing units, including Section 8, Public Housing, and Low-Income Housing Tax Credit (LIHTC) properties. As of the most recent data, there are 780 occupied public housing units ([HUD.gov Public Housing Dashboard](https://www.hud.gov/publichousing)), 2,914 LIHTC low-income units (HUD LIHTC Database), and 1,207 HUD Multifamily Assisted Units (HUD Multifamily Housing Property Search). Additionally, the Housing Choice Voucher (HCV) waiting list is closed, with over 500 families on the existing list ([fmhanc.org](https://www.fmhanc.org)). However, specific data on the number of accessible units within these properties is not readily available, indicating a potential gap in accommodations for individuals with disabilities.

Key needs include:

- **Increased Supply of Accessible Units:** To meet the high demand among individuals with disabilities, there is a pressing need to expand the number of accessible units within FMHA and other affordable housing properties.
- **Timely Modifications to Existing Units:** Implementing necessary adjustments, such as installing ramps, widening doorways, and modifying fixtures, is essential to accommodate current tenants requiring accessibility features.
- **Enhanced Communication:** Improving outreach and information dissemination regarding available resources and accommodations can assist both current tenants and applicants in navigating the housing process effectively.

Addressing these needs is crucial for FMHA and other housing providers to comply with Section 504 requirements and to support residents with disabilities in securing safe, accessible housing.

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

Residents of public housing and Housing Choice Voucher holders in Fayetteville face significant challenges related to accessibility and accommodations under Section 504 of the Rehabilitation Act of 1973. The shortage of accessible units designed for individuals with mobility impairments and other disabilities remains a critical issue. While FMHA administers programs like the Housing Choice Voucher Program to assist low-income families, elderly individuals, and persons with disabilities in securing affordable housing, the availability of accessible units within the private market is limited ([fmhanc.org](https://www.fmhanc.org)).

Immediate needs include:

- **Timely Modifications to Existing Units:** Residents require prompt adaptations to their living spaces to accommodate specific disabilities, ensuring safety and comfort.
- **Clear Communication About Resources:** Providing comprehensive information on available assistance programs and reasonable accommodations is essential to help residents navigate housing options effectively.

FMHA and other housing providers must focus on these areas to ensure compliance with Section 504 and to support residents with disabilities in achieving safe, accessible housing.

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

The housing needs of public housing residents and Housing Choice Voucher holders in Fayetteville, particularly concerning Section 504, differ from those of the general population due to a heightened focus on accessibility and disability accommodations. While the broader community contends with issues like affordability, low vacancy rates, and aging housing stock, individuals with disabilities face additional barriers, including a scarcity of accessible units and the necessity for reasonable modifications. Unlike the general population, these individuals often require specialized support services to ensure housing stability and compliance with accessibility standards.

Discussion

Addressing these unique needs is vital to promote equitable housing opportunities and enhance the quality of life for residents with disabilities in Fayetteville.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a challenging and multifaceted issue that affects communities nationwide, including the City of Fayetteville. Its complexity lies in the overlapping causes that contribute to an individual or family experiencing homelessness. These causes can be economic, such as unemployment, poverty, or the lack of affordable housing options. They can also be health-related, with many individuals experiencing homelessness facing mental illness, physical disabilities, substance abuse, or chronic health conditions like HIV/AIDS. Additionally, social factors such as domestic violence, limited educational attainment, and systemic inequalities also contribute significantly to homelessness. Often, these causes are interconnected, requiring a comprehensive, collaborative, and community-based approach to effectively address homelessness.

The Stewart B. McKinney Homeless Assistance Act provides a clear definition of homelessness, identifying a "homeless individual" as someone lacking a fixed, regular, and adequate nighttime residence. This includes those residing in:

- Supervised shelters or temporary accommodations, such as welfare hotels, congregate shelters, or transitional housing;
- Institutions providing temporary housing for individuals awaiting institutionalization;
- Public or private spaces not intended for regular sleeping accommodations.

According to the most recent data from the NC-511 Fayetteville / Cumberland County CoC Point in Time (PIT) Count, homelessness in Fayetteville reflects these diverse and overlapping challenges. The PIT Count, provided in the following table, provides valuable insights into the scope of homelessness within the city and across the County, helping to shape targeted strategies that address the complex needs of individuals and families experiencing homelessness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	86	0	207	65	83	100
Persons in Households with Only Children	0	0	-	-	-	0
Persons in Households with Only Adults	41	253	693	220	277	100
Chronically Homeless Individuals	1	15	-	-	-	-
Chronically Homeless Families	0	0	-	-	-	-
Veterans	1	6	-	-	-	-
Unaccompanied Child	6	14	-	-	-	-
Persons with HIV	1	0	-	-	-	-

Table 27 - Homeless Needs Assessment

Data Source: HUD 2024 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report – NC-511 Fayetteville/ Cumberland County CoC PIT Count ;Estimates using data from the Homeless Management Information System (HMIS)

Data Source Comments: NC-511 Fayetteville / Cumberland County CoC; Estimates were derived from NC Homeless Management Information System (HMIS)

Indicate if the homeless population is: Has No Rural Homeless

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

The 2024 Point-in-Time (PIT) Count highlights the following data on homelessness within the NC-511 Fayetteville/Cumberland County Continuum of Care (CoC):

- **Individuals Experiencing Chronic Homelessness:** 15 individuals were reported, with 1 individual staying in a shelter and 14 unsheltered, emphasizing the need for expanded shelter and long-term housing solutions.
- **Families Experiencing Chronic Homelessness:** No chronically homeless families were identified.
- **Families with Children:** 86 individuals in families with at least one adult and one child faced homelessness; all were sheltered.
- **Veterans:** Seven homeless veterans were recorded, with 1 sheltered and 6 unsheltered, indicating a need for targeted interventions and transitional housing programs.
- **Unaccompanied Youth:** 20 unaccompanied youth under 24 years of age were reported as homeless; 6 were in shelters, and 14 were unsheltered.

While these numbers are lower than previous findings, they provide a snapshot of the diverse needs and challenges faced by homeless individuals and families. This data underscores the necessity for tailored strategies and resources to address homelessness in the City of Fayetteville and Cumberland County.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	13	118
Black or African American	92	128
Asian	1	1
American Indian or Alaska Native	2	1
Pacific Islander	1	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	8	1
Not Hispanic	119	252

Data Source: HUD 2024 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report – NC-511 Fayetteville/ Cumberland County CoC PIT Count

Data Source Comments: NC-511 Fayetteville / Cumberland County CoC

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

Families with Children: The most recent Continuum of Care Point-in-Time (PIT) Count reports 86 sheltered individuals in families with at least one adult and one child within the Fayetteville / Cumberland County CoC. Of these, 46 are in emergency shelters, and 40 are in transitional housing. This significant number highlights the need for expanded resources to support stable, long-term housing solutions for at-risk families. Increasing access to permanent housing options is crucial to reducing the risk of recurring homelessness and ensuring stability for these families.

Veterans: The PIT Count identifies 7 veterans experiencing homelessness within the Fayetteville/ Cumberland County CoC, with 1 in a sheltered environment and 6 unsheltered. These figures emphasize the ongoing need for targeted interventions to transition veterans into permanent housing, reducing the likelihood of repeated homelessness and providing essential stability and support for this vulnerable population.

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

DATA NOTE: The table above does not include a category for people that identified their race as “Middle Eastern, North African”, or “multiple races”. Therefore, the numbers in the above in the Race table do not match the total number of people actually counted in the 2024 Point in Time Count.

In the Fayetteville/ Cumberland County CoC, approximately 57.89% of individuals experiencing homelessness are Black or African American, while 27.89% are White (non-Hispanic). When compared to the 2019 - 2023 American Community Survey 5-year estimates, 42.3% Black and 38.3% White, these figures highlight the racial disparities that potentially exist within the homeless population for Black or African American persons, emphasizing the need for equitable and culturally responsive interventions to address homelessness effectively.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Approximately 33.42% of Fayetteville/ Cumberland County residents experiencing homelessness are sheltered, with the majority being households that include at least one adult and one child. In contrast, the unsheltered population primarily consists of households without children, highlighting distinct needs for these two groups and the necessity for tailored housing and support services.

Discussion:

N/A

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

Introduction:

The non-homeless special needs assessment includes the elderly, developmentally disabled, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services for these populations are critical in the prevention of homelessness. Common special needs populations identified in the city’s consolidated plan public/stakeholders’ forums included ex-offenders, and persons in need of non-traditional childcare (nights, evening, weekends).

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	36
Area incidence of AIDS	13.1 per 100,000
Rate per population	25.5%
Number of new cases prior year (3 years of data)	244
Rate per population (3 years of data)	29.3 per 100,000

Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	37,490
Area Prevalence (PLWH per population)	15.5 per 100,000
Number of new HIV cases reported last year	1,140

Table 26 – HOPWA Data

Alternate Data Source Name:

Data Source
Comments:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	75
Short-term Rent, Mortgage, and Utility	50
Facility Based Housing (Permanent, short-term or transitional)	0

Table 27 – HIV Housing Need

Alternate Data Source Name:
City of Fayetteville 2023 CAPER

Data Source Comments:

City of Fayetteville 2023 CAPER (CR-70). These estimates were provided by the goals reported in the 2023 CAPER, however compared to the estimates provided in this section, the unmet needs are likely much higher.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population in Fayetteville faces significant challenges, emphasizing the need for affordable, accessible housing to support their health, independence, and emotional well-being. Remaining in familiar settings is particularly important for this group, but limited incomes and disabilities often place financial strain on elderly residents, reducing their independence. Rising living costs further exacerbate these challenges, as this population generally cannot increase their income to keep pace.

According to the latest data, approximately 12.7% of Fayetteville’s residents are aged 65 or older. Within this group, 41.1% have a disability, and 14.1% live below the poverty level. Elderly residents are more likely to live in owner-occupied housing (74.3%) compared to renter-occupied housing (25.7%), yet nearly 28.6% are cost-burdened, spending more than 30% of their income on housing. These figures underscore the need for targeted housing solutions that address affordability, accessibility, and stability for Fayetteville's aging population.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don’t seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics. *The information provided in this section was gathered from the NC Data Portal – Community Health Needs Assessment for the 2024 County Health Rankings for Cumberland County.*

Substance use remains a critical public health concern in Cumberland County, with alcohol, opioids, and other illicit drugs being the most commonly used substances. According to the Behavioral Risk Factor Surveillance System (BRFSS), 18.74% of adults in the county reported excessive alcohol consumption, surpassing the state average of 18.24%. Opioids, particularly fentanyl, pose the greatest threat, with the

county recording a crude opioid overdose death rate of 36.9 per 100,000 population from 2018 to 2022, significantly higher than the state average of 25.1 per 100,000. Cocaine use is also prevalent, contributing to a notable percentage of substance-related incidents.

Alcohol remains the most widely used substance, with an estimated 47,151 residents engaging in excessive drinking. Opioid use follows closely, with fentanyl being a major contributor to overdose fatalities. In addition, cocaine continues to be a concern, as it is frequently identified in overdose cases. These substances collectively drive significant health and safety risks, including chronic health conditions, mental health disorders, and increased rates of accidents and overdoses.

The impact of substance use is further highlighted by mortality data. "Deaths of despair"—including suicides, alcohol-related diseases, and drug overdoses—occur at a rate of 74.7 per 100,000 residents in Cumberland County, notably higher than both state and national averages. This underscores the urgent need for comprehensive strategies to address substance use, focusing on prevention, education, and harm reduction to reduce its devastating effects on individuals and families across the county.

Disability: According to 2019–2023 ACS data, 29,170 individuals in Fayetteville, or 16.2% of the population, live with a disability. Disability rates increase significantly with age, with residents aged 65 and older accounting for 36.5% (10,644 individuals) of this group. Conversely, disabilities are less common among children and youth, with 2,336 individuals aged 17 or younger reported as having a disability, including 229 under the age of 5.

Households with elderly individuals or children with disabilities often require additional resources and support to address their unique needs. These figures highlight the importance of targeted services to improve accessibility, provide accommodations, and promote inclusivity for all age groups in Fayetteville.

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

Elderly: The elderly population in Cumberland County faces challenges related to affordability, accessibility, and access to essential services. Many older adults live on fixed incomes, making affordable housing with features like ramps, widened doorways, and grab bars a critical need. Proximity to healthcare, public transportation, and grocery stores is also vital for maintaining independence.

Supportive services, including in-home care, meal delivery, and transportation assistance, enable elderly residents to age in place safely and comfortably. These needs are identified through assessments like the North Carolina Community Health Assessment and public consultations, which highlight service gaps and prioritize investment areas. Addressing these challenges ensures stability, dignity, and improved quality of life for Cumberland County's aging population.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Cumberland County offers a network of housing and supportive services for individuals recovering from substance use disorders. The county has 15 facilities providing services such as transitional housing, sober living environments, and outpatient treatment programs. These facilities

are designed to support recovery by offering structured environments, peer support, and access to essential resources like counseling and case management.

Despite the availability of these 15 facilities, the demand for supportive services and housing exceeds the current supply. With a high prevalence of substance use disorders, particularly opioid-related cases, the need for additional services is critical. Gaps remain in providing sufficient transitional housing options and expanding access to outpatient care, harm reduction initiatives, and comprehensive case management programs.

Disability: In Fayetteville, approximately 29,170 individuals, or 16.2% of the population, live with disabilities, with prevalence increasing significantly among older residents. This group faces challenges in securing accessible and affordable housing that meets their unique needs. Accessible housing must include features such as ramps, widened doorways, and modified bathrooms to reduce physical barriers. Additionally, affordable housing options are critical, as many individuals with disabilities rely on fixed incomes.

Supportive services are equally vital, including case management to navigate housing and benefits, in-home support for daily living needs, and transportation services. These needs are determined through community assessments and housing data analysis, highlighting gaps in resources. Expanding accessible housing and supportive services is essential to enhancing independence and stability for individuals with disabilities in Fayetteville.

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

Fayetteville faces significant challenges in addressing the needs of individuals living with HIV/AIDS and their families, as the incidence rate of HIV in Cumberland County, at 28.3 per 100,000 population, is significantly higher than state (14.9) and national (13.3) averages. The most affected demographic includes individuals aged 13 and older, with Black or African American communities experiencing the greatest disparities. These challenges are compounded by socioeconomic factors such as poverty, limited healthcare access, and stigma, which exacerbate housing instability and unmet service needs.

Housing services for individuals with HIV/AIDS in Fayetteville aim to provide stability and healthcare access, but significant gaps remain. According to HOPWA program data, there is an unmet need for 75 units of tenant-based rental assistance and 50 units of short-term rent, mortgage, and utility assistance, while facility-based housing currently meets existing demand. Stable and affordable housing is crucial for this population, as it promotes treatment adherence, improves health outcomes, and reduces transmission risks. Many individuals, however, struggle to secure housing that integrates supportive services, including case management, mental health counseling, and substance use support, further highlighting the demand for expanded housing resources.

Families of individuals with HIV/AIDS also face unique challenges, as supportive housing options rarely accommodate family members. The availability of affordable housing near healthcare facilities is essential to ensuring these families can access the care and services they need. Transportation assistance and

medication-assisted treatment further help individuals overcome barriers to care, but the current infrastructure remains insufficient to meet the growing demand.

Fayetteville's efforts to support its HIV/AIDS population must focus on expanding tenant-based rental assistance and short-term housing solutions while maintaining existing facility-based programs. Targeted investments in these areas will address the gaps in housing and services, improve health outcomes, and enhance the quality of life for individuals and families affected by HIV/AIDS in the city.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

N/A

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

Describe the jurisdiction’s need for Public Facilities:

Fayetteville requires improvements and expansion of public facilities to enhance community access and meet the needs of low- and moderate-income (LMI) residents. Facilities such as community centers, parks, libraries, and public health clinics are essential for providing critical services, fostering community engagement, and improving quality of life. The city's 2023–2024 CAPER highlights specific goals to create and maintain public facilities that support youth, elderly, and special-needs populations.

How were these needs determined?

The need for public facilities was identified through comprehensive public input during stakeholder consultations, public meetings, and needs assessments. The 2023–2024 Action Plan notes that input from LMI residents, community leaders, and nonprofit organizations was instrumental in prioritizing investments.

Describe the jurisdiction’s need for Public Improvements:

Fayetteville has identified a need for public improvements, including infrastructure upgrades such as roadways, sidewalks, stormwater management systems, and utilities. These improvements are critical for ensuring safety, accessibility, and resilience in LMI neighborhoods. Enhancements to public spaces, such as the installation of lighting and beautification projects, have also been prioritized to improve community aesthetics and safety.

How were these needs determined?

Public improvement needs were assessed through analysis of existing infrastructure conditions, community feedback, and data-driven evaluations of service gaps in underserved areas. The city also incorporated feedback from consultations with public agencies and nonprofit partners.

Describe the jurisdiction’s need for Public Services:

Fayetteville requires a range of public services to address the needs of its diverse population. Priority services include housing support, workforce development, health services, and programs targeting at-risk groups such as youth, the elderly, and individuals experiencing homelessness. The city also emphasizes the importance of mental health and substance use programs, as highlighted in its 2023-2024 Annual Action Plan and 2023-2024 CAPER.

How were these needs determined?

The need for public services was determined through public engagement efforts, including surveys, public hearings, and consultations with service providers. Data from the Continuum of Care and other local assessments were also utilized to identify gaps in services and align resources with community priorities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section examines Fayetteville’s housing market and supply through an analysis of key housing indicators. The assessment evaluates housing structure types, property age, pricing trends, and tenure patterns (ownership versus rental) to provide a comprehensive understanding of the city’s housing stock. This analysis highlights critical issues such as affordability, availability, and the condition of housing units across Fayetteville’s diverse neighborhoods.

Fayetteville offers unique attributes that make it a desirable place to live, including its proximity to military installations such as Fort Liberty (formerly Fort Bragg), which contributes to a dynamic local economy and a steady demand for housing. The city’s vibrant cultural scene, outdoor recreational opportunities, and historic charm further enhance its appeal as a residential destination.

Beyond traditional housing, the analysis includes an evaluation of homeless shelters, special needs housing, and other facilities designed to support vulnerable populations. Non-housing community development resources, such as public services and infrastructure, are also considered as part of Fayetteville’s broader housing environment. Geographic Information System (GIS) mapping is employed to visualize and analyze housing trends and disparities, offering a spatial understanding of housing needs across the city.

This comprehensive approach informs strategies for addressing Fayetteville’s housing challenges while leveraging its unique assets to improve affordability, accessibility, and overall quality of life for all residents.

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

Introduction

This section examines Fayetteville’s housing stock in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the city’s housing landscape and the availability of different housing options across the jurisdiction.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	56,081	61.4%
1-unit, attached structure	2,461	2.7%
2-4 units	7,747	8.5%
5-19 units	15,721	17.2%
20 or more units	6,470	7.1%
Mobile Home, boat, RV, van, etc.	2,829	3.1%
Total	91,309	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Residential Properties by Number of Units

The table above outlines Fayetteville's housing stock by structure type and unit count. Traditional single-family detached homes make up 61.4% of all housing units, while multifamily housing, defined by HUD as buildings with more than four units, represents 24.3% of the total.

Single-unit attached structures only account for 2.7% of the housing stock in Fayetteville, while multifamily housing, which is divided by size: small buildings (3-19 units), medium buildings (20-49 units), and large developments (50+ units), account for significantly higher percentages in Fayetteville. This diverse mix of multi-family housing accommodates a range of household sizes and preferences, reflecting the city’s efforts to meet varied community needs, while there is a likely need for additional single-unit attached properties.

Multifamily Development Distribution

Fayetteville has a total of 26,331 multifamily housing developments with three or more units, according to 2019–2023 ACS data. The majority of these, 19,861 developments, are categorized as small multifamily buildings with 3 to 19 units. The remaining 6,470 multifamily developments consist of larger buildings with 20 or more units. This distribution highlights Fayetteville’s diverse multifamily housing stock, with a

significant emphasis on smaller-scale developments, which can provide flexible and accessible housing options for a variety of residents.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	105	0.3%	1,979	4.5%
1 bedroom	139	0.4%	5,941	13.6%
2 bedrooms	2,720	7.2%	16,931	38.8%
3 or more bedrooms	34,893	92.2%	18,791	43.1%
Total	37,857	100%	43,642	100%

Table 32 – Unit Size by Tenure

Data Source: 2019-2023 ACS

Unit Size by Tenure

The size of available housing units in Fayetteville varies significantly between owner-occupied and renter-occupied properties. Rental units are less likely to be smaller in size, with only 18.1% of rental properties consisting of one bedroom or less. In contrast, owner-occupied units tend to be much larger, with nearly 92% of these homes featuring three or more bedrooms. This disparity highlights differences in housing preferences and needs between renters and homeowners within the city.

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

Fayetteville’s housing programs, administered by the Fayetteville Metropolitan Housing Authority (FMHA) and supported by federal initiatives, address the needs of low-income families, seniors, veterans, and individuals with disabilities. These programs include public housing, Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credit (LIHTC) properties, and Section 202 supportive housing.

- **Public Housing Units:** Fayetteville has 552 occupied public housing units managed directly by the FMHA. These units provide critical affordable housing options for low-income residents, ensuring access to stable housing. Additionally, the FMHA collaborates with nonprofit and private developers to expand the availability of affordable housing, supplementing resources for families and individuals in need.
- **Section 8 Housing Choice Vouchers:** The FMHA administers the Section 8 Housing Choice Voucher program, providing rental assistance to qualified Fayetteville residents, including low-income families, elderly individuals, and people with disabilities. This program helps recipients afford

private rental housing, addressing affordability challenges across the city. While over 700 families are currently on the waiting list due to high demand, the program remains a vital resource for the community.

- **Low-Income Housing Tax Credit (LIHTC) Properties:** Fayetteville includes 2,914 LIHTC units, offering affordable rental housing for low-income families, seniors, and individuals with disabilities. These properties form a significant portion of the city's affordable housing stock, addressing diverse needs. Notable examples include developments tailored to seniors, veterans, and families, with accessible features and supportive services integrated into their designs.
- **Section 202 Supportive Housing:** Fayetteville has 239 units within Section 202 properties, specifically designed for low-income seniors aged 62 and older. These properties ensure affordability by requiring residents to pay no more than 30% of their adjusted income for rent, with HUD subsidies covering the remainder. Section 202 housing in Fayetteville also includes accessible features and on-site supportive services, such as transportation assistance and case management, to promote independence and well-being.
- **CDBG (5-year Goals):** Fayetteville has a need for housing rehabilitation. Aging housing units and financial constraints often prevent residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Addressing this need is essential for preserving the housing stock and ensuring long-term livability for residents. With the use of CDBG funding, the city has a goal of rehabilitating 250 housing units.
- **HOME (5-year Goals):** The use of HOME funds will support various initiatives aimed at increasing access to affordable housing for residents. Through Direct Financial Assistance to Homebuyers, 10 households will receive the necessary support to achieve homeownership, making housing more accessible for low- to moderate-income families. The construction of 150 new rental units will expand the availability of affordable housing options, addressing the growing need for safe and stable rental opportunities. Additionally, the addition of 10 homeowner housing units will provide more opportunities for families to achieve long-term housing stability. These programs will help alleviate housing burdens, promote economic mobility, and improve overall community well-being.

Fayetteville's affordable housing programs address the unique needs of its population, including seniors, veterans, and individuals with disabilities. However, the growing demand for housing and long waitlists underscore the need for additional resources and investment to expand housing options and enhance supportive services. By continuing to develop and improve these programs, Fayetteville can ensure more equitable access to housing for its residents.

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

Fayetteville's affordable housing inventory includes 2,914 Low-Income Housing Tax Credit (LIHTC) units, 552 occupied public housing units, and 1,207 HUD Multifamily Assisted Units. These properties play a

critical role in providing housing for low-income families, seniors, and individuals with disabilities. However, within the HUD Multifamily portfolio, 13 properties encompassing 124 units are at risk of being lost over the next five years due to the expiration of their contracts with HUD. This potential loss underscores the importance of proactive measures to preserve existing affordable housing and ensure continued availability for vulnerable populations.

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

The availability of housing units in Fayetteville does not fully meet the needs of the population. While the city provides a variety of affordable housing options, including 780 public housing units, 2,914 Low-Income Housing Tax Credit (LIHTC) units, and 239 Section 202 units for low-income seniors, the demand far exceeds the current supply. This is evidenced by long waiting lists for public housing and Section 8 Housing Choice Vouchers. Additionally, there is a notable shortage of small, affordable rental properties, with only 18.1% of rental units consisting of one bedroom or less. This lack of smaller, affordable units contributes to cost burdens, as many households are unable to downsize or move into more affordable options, forcing them to allocate a disproportionate share of their income toward housing. These factors, combined with high demand and affordability challenges, highlight the need for increased investments in diverse, accessible, and affordable housing solutions to better serve Fayetteville's residents.

Describe the need for specific types of housing:

Fayetteville demonstrates a need for diverse affordable housing types to address the specific requirements of its population. The city faces significant shortages in affordable housing, particularly small rental units and accessible housing for vulnerable populations. Only 18.1% of rental units in Fayetteville consist of one bedroom or less, limiting options for single-person households, young professionals, and low-income renters. This lack of smaller, affordable units contributes to many households being cost-burdened, as they are unable to find appropriately sized and priced housing.

Additionally, there is a critical need for affordable housing tailored to seniors and individuals with disabilities. With 16.2% of the population living with a disability and 12.7% aged 65 or older, the demand for accessible housing featuring ramps, grab bars, and other mobility accommodations far exceeds the current supply. The city's 239 Section 202 units for low-income seniors are insufficient to meet the growing needs of this demographic.

For those seeking homeownership opportunities, Fayetteville faces challenges due to an extremely low homeowner vacancy rate of 2%. This limited availability restricts housing options for families and individuals looking to transition from renting to homeownership, exacerbating affordability and stability issues.

Fayetteville's role as a military hub further increases the demand for short-term and transitional housing for military families, veterans, and individuals transitioning out of active duty. Addressing these gaps requires the expansion of Fayetteville's housing stock to include a mix of small, accessible, family-sized, and homeownership-focused units, ensuring all residents have access to safe, affordable, and stable housing.

Discussion

N/A

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

Introduction

This section analyzes the cost of housing in Fayetteville for both homeowners and renters. It includes a review of current home values and rental rates, along with an assessment of recent changes in these costs. Additionally, the section provides an in-depth examination of housing affordability for residents, evaluating how well the existing housing stock meets the financial needs of the city's population. This analysis is crucial for understanding the housing market's impact on residents and identifying affordability challenges within the community.

Cost of Housing

	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	\$125,800	\$171,900	36.6%
Median Contract Rent	\$688	\$941	36.8%

Table 33 – Cost of Housing

Rent Paid	Number	%
Less than \$500	1,402	3.3%
\$500-999	11,652	27.8%
\$1,000-1,499	20,528	48.9%
\$1,500-1,999	7,134	17.0%
\$2,000 or more	1,273	3.0%

Table 34 - Rent Paid

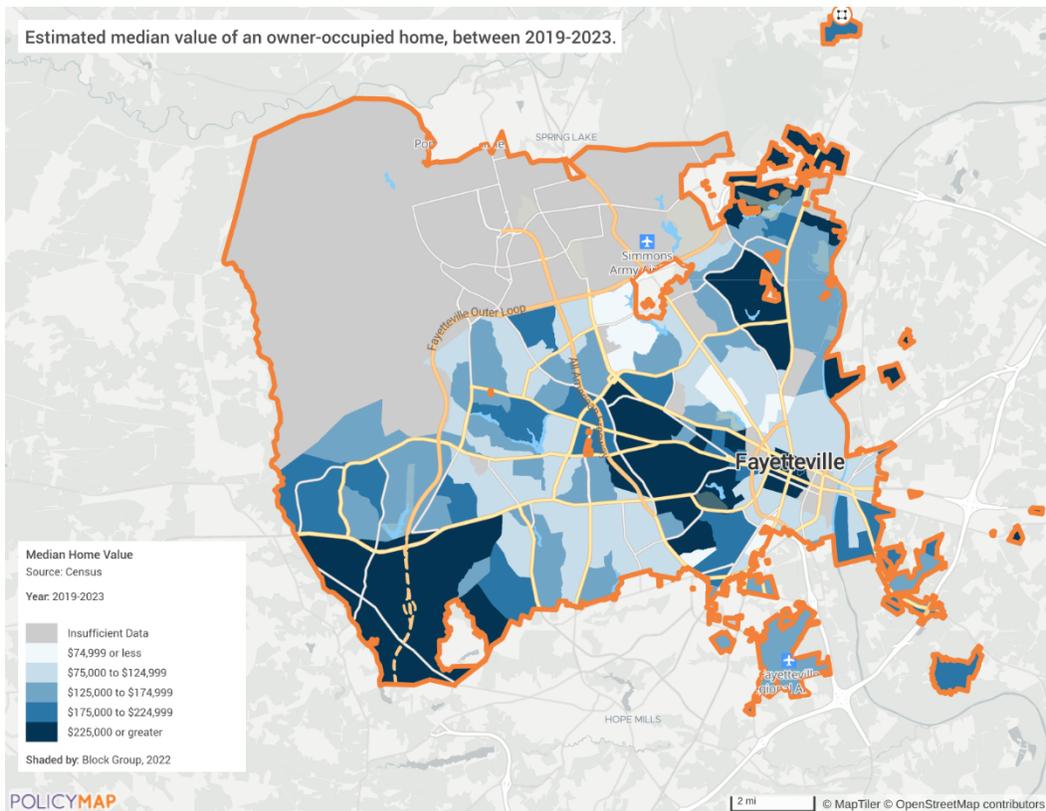
Data Source: 2019-2023 ACS

Housing Costs

Housing costs in Fayetteville have seen significant increases over the past decade. Between 2013 and 2023, home prices rose by 36.6%, while rents experienced a comparable increase of 36.8%. These rising costs have substantially impacted affordability for residents. According to recent data, 68.9% of renters in Fayetteville pay \$1,000 or more per month for rent, exceeding the city's median rent. This trend highlights the financial strain on the majority of renters in the city. Later in this section, rental rates will be analyzed as a percentage of household income to better understand the affordability challenges faced by Fayetteville residents and the broader implications of these rising housing costs.

Median Home Values

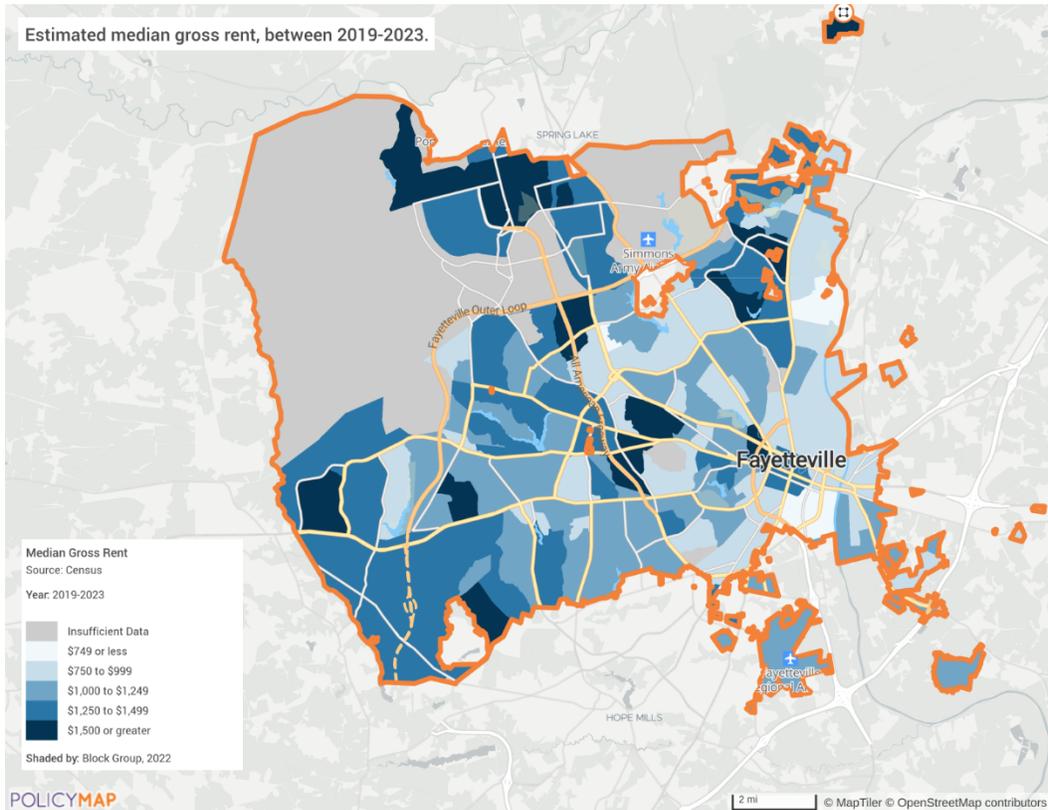
The map illustrates median home values across Fayetteville, revealing notable geographic disparities. The highest home values, exceeding \$225,000, are concentrated in the southwestern region, the northeastern corner, and areas west of the city's downtown area. In contrast, nearby areas exhibit significantly lower median values, with many areas falling below \$125,000 and portions of the city dropping under \$75,000. These disparities highlight economic and housing market inequalities within close proximity, indicating the need for targeted investments to address housing value gaps and promote equitable development across Fayetteville.



Source: 2019-2023 American Community Survey 5-Year Estimates

Median Rent

The map illustrates median gross rent by census tract across Fayetteville, showing that the highest rental rates, exceeding \$1,500, are found throughout various regions of the city. In contrast, adjacent areas throughout the city have rental rates typically within a range of between \$750 and \$1,250. These variations in rental costs highlight notable geographic differences in housing affordability, indicating areas where renters may face greater financial strain due to higher costs.



Source: 2019-2023 American Community Survey 5-Year Estimates

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1825	No Data
50% HAMFI	6539	3390
80% HAMFI	2480	9638
100% HAMFI	No Data	1372
TOTAL	32451	26749

Table 35 – Housing Affordability

Data Source: 2016-2020 CHAS

Housing Affordability

The above table provides insights into housing affordability across different income levels for both renters and owners. The data is expressed in terms of HAMFI (HUD Area Median Family Income) percentages. For low-income households, there are 1,825 rental units affordable at 30% HAMFI, while 6,539 rental and 3,390 owner-occupied units are affordable at 50% HAMFI. This suggests a limited supply of very affordable housing, especially for homeownership.

The most substantial number of affordable units for owners (9,638) is available to those earning 80% HAMFI, indicating better options for moderate-income families seeking homeownership. In total, there are slightly more rental units (32,451) than owner-occupied units (26,749) in the area. The data reveals potential gaps in affordable housing for the lowest income category, particularly in owner-occupied units, as well as a lack of information on high-income rentals and very low-income ownership options. Overall, the table highlights the complex landscape of housing affordability, with varying availability across income levels and housing types.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,120	1,120	1,292	1,759	2,193
High HOME Rent	838	899	1,081	1,239	1,363
Low HOME Rent	660	706	847	979	1,092

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents - Fayetteville 2024

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs), set annually by the U.S. Department of Housing and Urban Development (HUD), are used to determine payment standards for HUD programs. These estimates are calculated for metropolitan areas defined by the Office of Management and Budget (OMB), HUD-defined subdivisions of OMB metropolitan areas, and nonmetropolitan counties. Fayetteville is part of the Fayetteville, NC HUD Metro FMR Area.

HOME Rent Limits, derived from HUD-published FMRs, establish the maximum allowable rent for units assisted through the HOME program. These limits apply to new leases for HOME-assisted rental units, ensuring affordability for low-income households while aligning with local market conditions.

Is there sufficient housing for households at all income levels?

As outlined in Fayetteville's housing analysis, the city faces a shortage of affordable housing, particularly small units that would accommodate both young households first moving out on their own and elderly households seeking to downsize. This shortage contributes to the high rate of cost-burdened households, as many residents are unable to find appropriately sized and affordable housing. Additionally, Fayetteville experiences a lack of available housing for households wishing to transition to homeownership, further exacerbated by a homeowner vacancy rate of only 2%. These factors highlight the need for expanded affordable housing options to meet the diverse needs of the community.

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

Predicting changes in home values in Fayetteville is complex, as both home values and population have grown at a substantial rate over the past decade. While rising rental housing costs may slow in the near future, a complete reversal is unlikely without significant shifts in the housing market. To mitigate cost burdens and reduce the risk of homelessness, a substantial increase in affordable housing units is essential. Without these efforts, housing affordability challenges will persist, leaving many households vulnerable to instability and financial strain.

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

In 2023, the median rent in Fayetteville was \$1,041, positioning it below all HOME Fair Market Rental Limits while falling between the Low limit and Fair Market for properties with two bedrooms or less. This suggests that, although rental costs are relatively affordable compared to the maximum allowable limits for HOME-assisted units, affordability challenges remain significant for many low-income households. These challenges are exacerbated by rising rental costs that continue to outpace income growth, leaving a substantial portion of renters financially strained.

Discussion

N/A

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

Introduction

The tables and maps in this section offer insights into the condition of housing units across Fayetteville by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes lacking complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the city.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For the purposes of this plan, housing units are classified as “standard condition” if they comply with the local building code, based on the International Building Code. “Substandard housing” refers to units with one or more serious code violations, including the lack of complete plumbing or a complete kitchen. Units classified as “substandard but suitable for rehabilitation” are those with code violations that are financially and structurally feasible to repair. This framework ensures a clear distinction between compliant housing and units requiring intervention.

Per the 159-3 of the Fayetteville City Code, a building is considered dilapidated if any of the following conditions exist:

- The structure is unable to provide shelter or to serve the purpose for which it was constructed due to poor conditions.
- Any walls, supports, floors or foundations appear to be poorly maintained or in disrepair to the extent that presents a safety concern.
- Damage exists from fire, wind, or other causes so that the building is unsightly and no longer provides shelter from the elements and has become dangerous to the life, safety, or general health and welfare of the occupants or the residents of the City.
- There are missing, broken, or improperly boarded windows or doors.
- Stairs, porches, railings, handrails, and/or basement hatchways are unsafe or unsightly.
- Conditions exist that are likely to cause sickness or disease or injury to the health, safety or general welfare of the persons living therein or of the people at large.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,545	25.2%	20,446	46.8%
With two selected Conditions	114	0.3%	917	2.1%
With three selected Conditions	14	0.0%	27	0.1%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	28,184	74.4%	22,252	51.0%
Total	37,857	100%	43,642	100%

Table 37 - Condition of Units

Data Source: 2019-2023 ACS

Housing Conditions

The table above outlines the number of owner and renter households in Fayetteville that experience at least one housing condition. HUD identifies four housing conditions as problems: (1) lacking complete or adequate kitchen facilities, (2) lacking complete or adequate plumbing facilities, (3) overcrowding (defined as more than one person per room), and (4) cost burden, where households spend more than 30% of their income on housing costs.

Over 25% of all owner-occupied housing units in Fayetteville face at least one of these conditions, while nearly 47% of renter households experience at least one. Instances of households with multiple housing problems are relatively uncommon. However, when compared to affordability statistics, it is evident that the overwhelming majority of housing problems in Fayetteville stem from cost burden, highlighting the critical need for more affordable housing options.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,194	19.0%	12,680	29.1%
1980-1999	12,615	33.3%	13,491	30.9%
1950-1979	16,411	43.3%	15,567	35.7%
Before 1950	1,637	4.3%	1,904	4.4%
Total	37,857	100%	43,642	100%

Table 38 – Year Unit Built

Data Source: 2019-2023 ACS

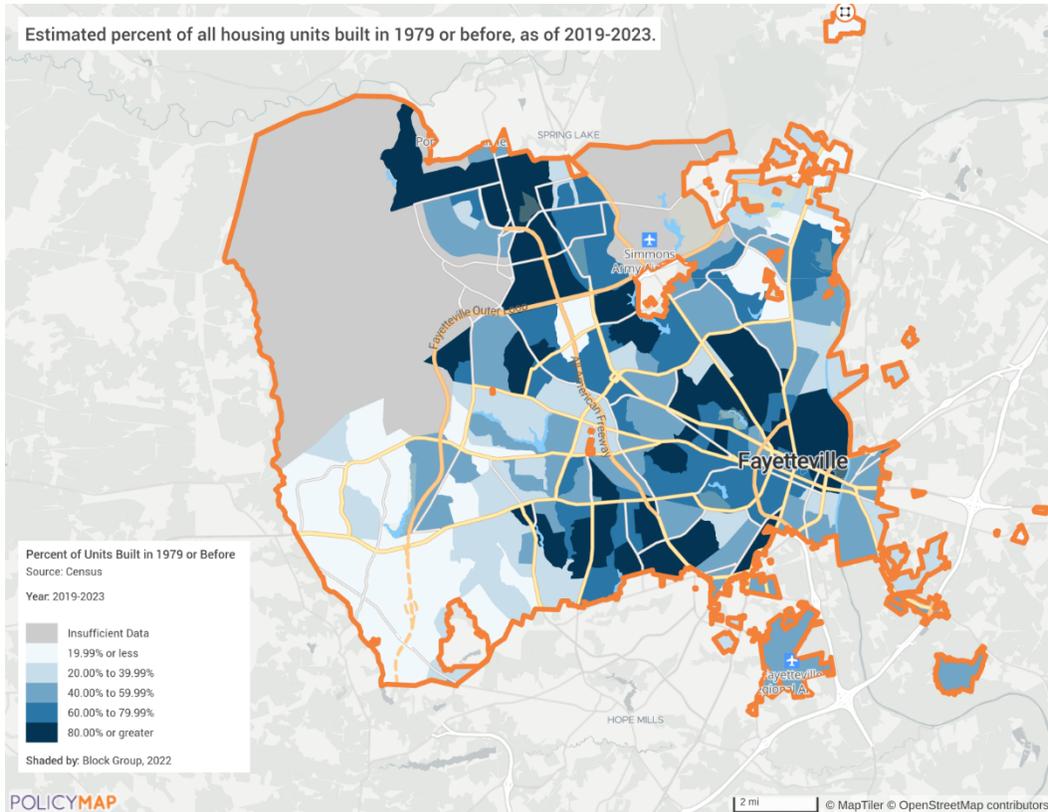
Year Unit Built

In Fayetteville, a significant portion of the housing stock was built before 1980, putting many units at risk for lead-based paint hazards due to the widespread use of lead paint prior to its ban in 1978. Approximately 47.6% of owner-occupied units and 40.1% of renter-occupied units fall into this category, potentially exposing an estimated 35,519 households to lead hazards. This poses a serious public health concern, particularly for vulnerable populations such as young children, emphasizing the need for targeted mitigation strategies to reduce exposure risks.

To address this issue, the Cumberland County Department of Public Health administers the Childhood Lead Poisoning Prevention Program, aiming to prevent and eliminate lead poisoning in children six years of age or younger. All children are required to have a blood test at one year of age. If two consecutive tests reveal elevated blood lead levels, the Environmental Health department offers a home investigation to determine the source.

Age of Housing

The following map illustrates the prevalence of housing units in Fayetteville built before 1980, which are at a higher risk of containing lead-based paint. The darker shaded areas represent areas with higher concentrations of older housing stock. While some areas have particularly dense clusters of pre-1980 homes, there is a noticeable presence of such housing throughout much of the city, highlighting the widespread potential for lead exposure risks. This underscores the importance of targeted lead mitigation efforts to protect public health, especially in neighborhoods with the highest concentrations of older homes.



Housing Units Built Before 1980

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	18,048	47.6%	17,471	40.1%
Housing units built before 1980 with children present	1,329	29.5%	3,489	39.0%

Table 39 – Risk of Lead-Based Paint

Data Source: 2019-2023 ACS (Total Units) 2017-2021 CHAS (Units with Children present)

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Within the City there are approximately 40,337 total units built prior to 1980 according to 2019-2023 ACS Data. Based on the 2017-2021 CHAS data, there are around 4,818 units at risk of having a Lead-Based Paint Hazard that have children under the age of 6 present.

Vacant Units

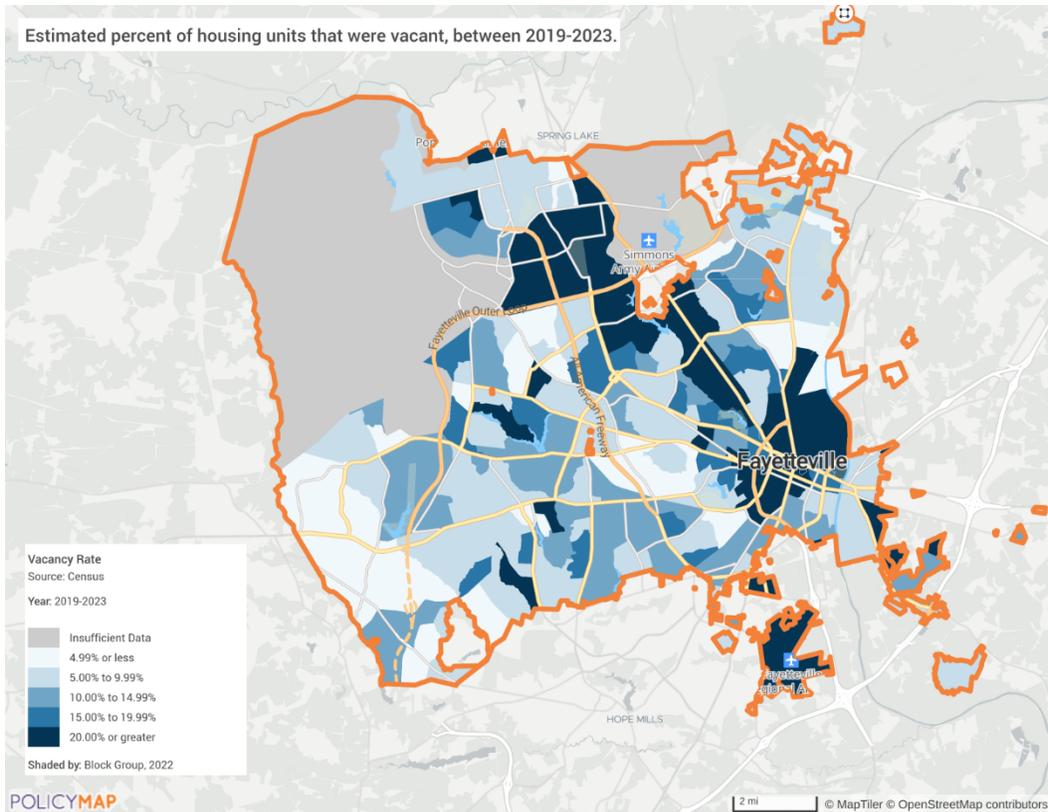
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	9,810	-	9,810
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Table 40 - Vacant Units

Data Source: 2019-2023 ACS

Vacancy Rate

The map illustrates the average housing vacancy rates across Fayetteville, with the highest vacancy rates concentrated in the downtown area and extending northwest. These areas, represented by the darkest shading, show vacancy rates exceeding 20%. The rest of the city displays varied vacancy rates, with most areas falling between 5% and 15%. This distribution highlights the concentration of vacant housing in the central northern region and the eastern region of Fayetteville in and near the downtown area, which may indicate areas requiring targeted interventions to address housing availability and utilization.



Source: 2019-2023 American Community Survey 5-Year Estimates

Need for Owner and Rental Rehabilitation

The City of Fayetteville has a growing need for housing rehabilitation due to the prevalence of aging housing units. As these homes continue to age, maintaining safe and secure housing becomes increasingly important, particularly for low-income households residing in older properties. Financial constraints often prevent these residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Addressing this need is essential for preserving the housing stock and ensuring long-term livability for residents.

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

Housing units built before 1980 in Fayetteville may contain lead-based paint (LBP) in areas such as window and door frames, walls, ceilings, or even throughout the entire structure. These homes are considered at risk for LBP hazards and should be tested according to HUD standards. As indicated by the Age of Housing table and maps, 47.6% of owner-occupied and 40.1% of renter-occupied units in Fayetteville were built before 1980. Given the potential risks, it is safest to assume that all homes with LBP hazards are occupied by low- and moderate-income (LMI) households, affecting approximately 35,519 units. This underscores the need for targeted interventions to mitigate potential health risks for these residents, particularly vulnerable populations.

Discussion

N/A

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

Introduction

Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. Fayetteville is primarily served by the Fayetteville Metropolitan Housing Authority (FMHA) which manages the Housing Choice Voucher (HCV) Program, Public Housing, Affordable Housing, and various Housing Programs.

The MHA’s mission is “To promote self-sufficiency, personal growth, and neighborhood revitalization by maximizing our resources and maintaining the fiscal veracity of this agency. FMHA believes that housing is a fundamental right and the substance for a successful life. We are committed to serving the Fayetteville community in a manner that demonstrates professionalism, care, and consideration.”

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	801	2,106	177	1,644	223	0	62
# of accessible units	-	-	-	-	-	-	-	-	-

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

Table 41 – Total Number of Units by Program Type

Data Source: HUD PIC (PIH HCV Data Dashboard 2024); HUD PIH Public Housing Dashboard 2024

Describe the supply of public housing developments:

The Fayetteville Metropolitan Housing Authority (FMHA) oversees public housing within Fayetteville. The city currently has approximately 552 occupied public housing units, catering to low- and moderate-income households. FMHA administers key programs such as Public Housing, Project-Based Rental Assistance, Section 8 Housing Choice Vouchers, and HUD-VASH programs aimed at veterans. Public housing developments in Fayetteville primarily serve families, elderly residents, and individuals with disabilities.

The supply of public housing and affordable units, while substantial, is insufficient to meet the full demand. Vacancy rates are notably low, with a homeowner vacancy rate of 2%, limiting options for affordable housing transitions. Additionally, Fayetteville has 2,914 Low-Income Housing Tax Credit (LIHTC) units and 1,207 HUD Multifamily Assisted units, including 43 properties designated as Section 202 housing for elderly residents. Despite these resources, the city faces challenges in addressing housing affordability and maintaining an adequate supply of accessible units.

Public housing needs are assessed through resident feedback, input from the Resident Advisory Board, and the FMHA's Five-Year Plan. These mechanisms provide ongoing evaluation of maintenance needs, resident services, and program improvements. However, the demand for affordable and accessible housing highlights the critical need for increased investments in public housing development and support services to address gaps in supply and meet the diverse needs of Fayetteville's population.

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

Fayetteville has approximately 552 occupied public housing units managed by the Fayetteville Metropolitan Housing Authority (FMHA), all of which participate in an approved Public Housing Agency (PHA) Plan. In addition to these units, Fayetteville has 2,914 Low-Income Housing Tax Credit (LIHTC) units and 1,207 HUD Multifamily Assisted Units, many of which operate under Section 8 contracts to provide affordable housing for low-income families, seniors, and individuals with disabilities. These properties, listed below, play a critical role in addressing the city's affordable housing needs. However, given the age of much of Fayetteville's housing stock, the physical condition of these properties likely requires regular maintenance and rehabilitation to ensure compliance with HUD standards and to provide safe, livable housing for residents.

See Following Tables

Public Housing:

Development Name	# Units	Development Name	# Units
Campbell Terrace Phase I (Oak Run)	43	Bunce East (Hickory Ridge)	24
Campbell Terrace Ph II (Oak Run Ph II)	38	Cypress Manor	16
Holland Homes	218	Melvin Place - Point Place	210
Curtis Lane/Alfred Street	110	Azalea Court	18
Project Unnamed (Property ID NC009000005)	124		

Data Source: HUD PIC (REAC Physical Inspection Scores) (Fayetteville, August 6, 2024), PolicyMap

LIHTC

Development Name	# Low Income Units	Development Name	# Low Income Units
THE LANDING AT BEAVER CREEK	72	EASTSIDE GREEN II APARTMENTS	48
CAMPBELL TERRACE PHASE II	-	MAPLE RIDGE	48
GROVE VIEW TERRACE	272	MAPLE RIDGE APARTMENTS - PHASE 3	80
LAFAYETTE PARK	72	DOGWOOD MANOR	36
MCARTHUR PARK	96	OAK RUN	112
CLIFFDALE CROSSING	80	SYCAMORE PARK	184
ADAMS COURT APTS	40	HICKORY RIDGE	72
PWE ADAMS COURT APTS	40	COLONY PLACE	100
LONGVIEW APTS	48	EASTSIDE GREEN III APARTMENTS	40
BLANTON GREEN APTS	48	AZALEA MANOR	72
HAYMOUNT MANOR APTS	48	OAK RUN II	118
ROSEHILL WEST APTS	76	CYPRESS MANOR	48
BLANTON GREEN II APTS	32	CAPE'S LANDING APARTMENTS	96
BUNCE GREEN APTS	80	MILLSTONE LANDING	88
BUNCE MANOR APARTMENTS	48	WEST FAYETTEVILLE PLACE APARTMENTS	56
ROSEHILL GARDENS APARTMENTS	100	HOKE LOOP COMMONS	72
EASTSIDE GREEN APARTMENTS	60	MCARTHUR PARK II	80
FAYETTEVILLE GARDENS APARTMENTS	100	WEST CUMBERLAND	64
TOKAY GREEN APARTMENTS	80	CLIFFMORE PARK	72
BLANTON GREEN III APARTMENTS	36		

Data Source: HUD LIHTC Database Access (Fayetteville, 2024)

HUD Multifamily (Contracted with Section 8)

Development Name	# Assisted Units	Development Name	# Assisted Units
ARC/HDS CUMBERLAND CO GH #1	5	CAC OF CUMBERLAND CO.#1	10
ARC/HDS CUMBERLAND CO GH #2	5	CAC OF CUMBERLAND CO.#2	10
ARC/HDS CUMBERLAND CO GH #3	5	ROSEHILL GARDEN APARTMENTS	74
ARC/HDS CUMBERLAND CO GH #4	5	TOWERS WEST APARTMENTS	110
ARC/HDS CUMBERLAND CO GH #6	5	TERA GARDENS APARTMENTS	120

ARC/HDS CUMBERLAND CO GH #7	6	TOPEKA HEIGHTS	150
NEW COLONY PLACE	35	Abilities at Briarcliff	14
EDWARDS PLACE	18	Abilities @ Barton's Landing	14
FAYETTEVILLE GARDENS	100	ABILITIES @ CUMBERLAND TOWERS	12
HICKORY HILL APARTMENTS	76	Village at Northgate	43
J.D. FULLER PLACE	47	Cross Creek Pointe Apartments	212
MOUNT SINAI HOMES	99	HILLSIDE MANOR	32

Data Source: HUD Multifamily Housing Property Search (Fayetteville, 2024)

Public Housing Condition

Public Housing Development	Average Inspection Score
Campbell Terrace Phase I (Oak Run)	99b
Campbell Terrace Ph II (Oak Run Ph II)	99b
Holland Homes	94b
Curtis Lane/Alfred Street	87b
Bunce East (Hickory Ridge)	81c
Cypress Manor	80c
Melvin Place - Point Place	79b*
Azalea Court	79b

Table 42 - Public Housing Condition

Data Source: HUD PIC (REAC Physical Inspection Scores) (Fayetteville, August 6, 2024)

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

The Public Housing developments with provided inspection scores indicate that several properties in Fayetteville are in need of maintenance or renovations. These scores highlight areas where improvements are necessary to ensure safe, livable, and compliant conditions for residents. Addressing these maintenance needs is a priority for the Fayetteville Metropolitan Housing Authority (FMHA) as part of its ongoing strategy to enhance the living environment for low- and moderate-income families. Renovation efforts will focus on critical repairs and modernization to maintain HUD compliance and improve the overall quality of housing.

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

The Fayetteville Metropolitan Housing Authority (FMHA) employs a comprehensive strategy to improve the living environment for low- and moderate-income families residing in public housing. The primary goals include modernizing facilities, enhancing resident engagement, and fostering economic independence through supportive programs.

1. **Property Modernization and Upgrades:** FMHA is committed to revitalizing public housing units to ensure they are safe and meet modern standards. Through funding mechanisms such as the Public Housing Capital Fund Program, the FMHA prioritizes maintenance, upgrades, and infrastructure improvements to address aging housing stock and create better living conditions.
2. **Resident Involvement and Empowerment:** FMHA actively engages public housing residents through initiatives such as Resident Councils and advisory boards. These bodies provide a platform for residents to voice their concerns and participate in decision-making processes, ensuring that their needs are addressed effectively.
3. **Supportive Programs and Services:** The FMHA offers programs such as the Family Self-Sufficiency (FSS) program, and the Resident Opportunities and Self-Sufficiency (ROSS) program which assist residents in achieving economic independence. Through case management and resources like job training, financial planning, and education support, the program helps participants build skills and financial stability. The FMHA also plans to expand homeownership opportunities for eligible residents.
4. **Partnerships with Community Agencies:** Collaboration with local organizations and social service agencies allows FMHA to offer a broader range of services, such as health initiatives and economic development programs. These partnerships enhance the resources available to public housing residents.

These strategies reflect FMHA's ongoing efforts to create a supportive, safe, and equitable living environment for low- and moderate-income families in Fayetteville. Additionally, FMHA remains compliant with its five-year strategic plan, which focuses on long-term sustainability and improvement of public housing conditions.

Discussion:

N/A

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

Introduction

The City of Fayetteville participates in the Fayetteville-Cumberland County Continuum of Care (the CoC), a coalition dedicated to preventing and ending homelessness by connecting individuals and families to housing and supportive services. Through its Coordinated Entry system, the CoC ensures rapid and effective assistance to those experiencing homelessness. By providing resources such as permanent supportive housing, rapid rehousing, and transitional housing programs, the CoC works to make homelessness in Fayetteville and Cumberland County rare, brief, and non-recurring, while helping vulnerable populations achieve stability and self-sufficiency in alignment with HUD priorities. The table below provides the number of Emergency Shelter (ES), Transitional Housing (TH), and Permanent Supportive Housing (PSH) beds available throughout the Fayetteville/ Cumberland County Continuum of Care (CoC). Year round there are 126 ES beds, 46 TH Beds, 435 PSH beds, and 104 Rapid Rehousing (RRH) beds.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	122	0	40	109	N/A
Households with Only Adults	4	7	6	326	N/A
Chronically Homeless Households	0	0	0	81	N/A
Veterans	0	0	0	423	N/A
Unaccompanied Youth	0	0	0	0	N/A

Table 43 - Facilities and Housing Targeted to Homeless Households

Data Source: HUD 2024 CoC Housing Inventory Chart

Data Source: NC-511 Fayetteville/Cumberland County CoC

Comments:

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

Fayetteville offers a wide range of mainstream services that complement targeted programs for individuals experiencing homelessness. These integrated efforts address essential needs, including health, mental health, food, shelter, employment, and behavioral health services, creating a comprehensive support network to promote stability and self-sufficiency.

Health and Behavioral Health Services

- **Alliance Health:** As a Managed Care Organization, Alliance Health provides behavioral health and supportive services for individuals transitioning from institutional settings or facing homelessness. They partner with the Fayetteville Metropolitan Housing Authority (FMHA) to support Mainstream Voucher recipients with access to healthcare and mental health resources.
- **Marius Maximus Foundation for Mental Health, Inc.:** This organization offers mental health education, suicide awareness and prevention programs, and resources for individuals struggling with drug and alcohol addiction, contributing to improved mental health outcomes.
- **Fayetteville Cares Day Resource Center:** Provides connections to health and mental health resources for at-risk residents, along with basic services like showers and laundry facilities.

Food Services

- **Manna Dream Center Shelter:** The Fayetteville Day Resource Center has served over 35,000 meals since its opening in 2023, ensuring that nutritional needs are met for individuals at risk of or experiencing homelessness.
- **Fayetteville Area Operation Inasmuch:** Offers breakfast and other essential support to homeless individuals, addressing immediate food insecurity.
- **Salvation Army of the Sandhills:** Offers dinner/supper meals for the unhoused of the community as well as their shelter residents.
- **Fayetteville Urban Ministries:** Offers a community food pantry
- **First Baptist Church:** Offers a community food pantry
- **Second Harvest Food Bank:** Offers a community food pantry
- **Veterans Empowering Veterans:** Offers a food pantry for Veterans and their families
- **Dream Center Pantry:** Offers a community food pantry

Shelter Services

- **Manna Men's Shelter:** Provides year-round accommodation and meals for men experiencing homelessness.
- **Salvation Army of the Sandhills Emergency Shelter:** Offers emergency shelter to individuals and families in need, contributing to the broader network of housing assistance.

- **Care Family Violence Center:** Provides services for Domestic Violence victims throughout Cumberland County including Fayetteville.

Employment Services

- **Endeavors' Cumberland County Homelessness Prevention Program:** Provides permanent supportive housing and intensive case management designed to meet the needs of the Head of Households who have experience chronic homelessness and have a disabling condition. Supportive Services include but are not inclusive of: life skills training, alcohol & drug abuse services, mental health services, parenting classes, childcare, medical, education and/or employment pursuits assistance, transportation, legal aid, food, and socialization opportunities.
- **Connections of Cumberland County:** This organization operates a walk-in day resource center providing case management for women and women with children experiencing homelessness. While their primary focus is on housing stability, they offer support services that may include assistance with employment-related needs.
- **Veterans Empowering Veterans:** Dedicated to assisting veterans, this organization provides employment training and job assistance. In collaboration with other agencies, they have secured jobs for more than 200 clients.
- **Fayetteville Urban Ministry:** Through their Adult Literacy & Education Center, they offer programs aimed at improving literacy and education, which can enhance job readiness. Additionally, their Find-A-Friend program includes a Career Readiness component that prepares older youth (ages 14 to 18) for success beyond the classroom, including paid on-the-job training and financial literacy workshops.
- **Operation Inasmuch:** This organization provides a multi-phase job program for homeless men through "The Lodge." Participants commit to creating realistic financial, social, and spiritual goals, becoming drug and alcohol-free, obtaining employment, and treating others in the program with dignity and respect.
- **Cumberland County Homeless Support Center (Scheduled Opening 2025):** This upcoming facility will include employment resource connections in partnership with Fayetteville Technical Community College to provide job training and skills development programs.

Integrated Approach

These services reflect Fayetteville's commitment to addressing the multifaceted needs of its homeless population. By combining health, food, shelter, employment, and behavioral health services, the city provides a holistic approach to tackling homelessness. Partnerships with community organizations and local agencies further strengthen this support network, enabling individuals and families to transition to stable housing and achieve long-term self-sufficiency. These collaborative efforts underscore Fayetteville's dedication to fostering a resilient and inclusive community.

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

In Fayetteville, a variety of services and facilities are dedicated to meeting the needs of homeless individuals, including chronically homeless persons, families with children, veterans and their families, and unaccompanied youth. These services are tailored to address the unique challenges faced by each group, providing comprehensive support to promote stability and self-sufficiency.

Services and Facilities for Homeless Populations in Fayetteville

1. Chronically Homeless Individuals and Families

- **Bonanza Project by Endeavors®:** Provide permanent supportive housing and intensive case management designed to meet the needs of the Head of Households who have experience chronic homelessness and have a disabling condition. Supportive Services include but are not inclusive of life skills training, alcohol & drug abuse services, mental health services, parenting classes, childcare, medical, education and/or employment pursuits assistance, transportation, legal aid, food, and socialization opportunities.
- **Fayetteville/Cumberland County Continuum of Care:** A collaboration between local agencies and nonprofits aimed at preventing and ending homelessness. The CoC promotes access to mainstream programs and optimizes self-sufficiency among homeless individuals and families.

2. Families with Children

- **Salvation Army of the Sandhills Emergency Shelter:** Offers emergency shelter to individuals and families in need, contributing to the broader network of housing assistance.
- **Care Family Violence Center:** Provides services for Domestic Violence victims throughout Cumberland County including Fayetteville.

3. Veterans and Their Families

- **VA Fayetteville Coastal Health Care System:** Provides a range of services for homeless veterans, including immediate food and shelter, job training, life skills development, and health care. Homeless services care coordinators assist veterans in accessing these resources.
- **Supportive Services for Veteran Families (SSVF):** A program established by the U.S. Department of Veterans Affairs to rapidly re-house homeless veteran families and prevent homelessness for very low-income veterans at imminent risk due to a housing crisis.
- **Veterans throughout Fay City and Cumberland County:** The Cumberland County Veterans Services Office offers assistance with various benefits, including disability compensation, pension, education and training, vocational rehabilitation and employment, home loans, burial benefits, dependent benefits, life insurance, and healthcare enrollment. They provide guidance and support to veterans and their families in navigating these services.

- **Volunteers of America (VOA):** Volunteers of America Chesapeake & Carolinas operates the Supportive Services for Veteran Families (SSVF) program in Fayetteville. This program offers services such as temporary financial assistance for rent and utility deposits, individualized case management, housing location assistance, stabilization services, and job placement assistance to help veterans and their families achieve housing stability and self-sufficiency.
- **Veterans Services of the Carolinas:** A division of ABCCM, Veterans Services of the Carolinas provides comprehensive support to veterans and their families, including housing assistance, employment services, outreach, suicide prevention, transitions to community living, and call center service coordination. They collaborate with community organizations and faith groups to meet the critical needs of veterans.
- **VEV (Veterans Empowering Veterans):** Veterans Empowering Veterans is dedicated to assisting veterans by providing employment training and job assistance. In collaboration with other agencies, they have secured jobs for more than 200 clients.
- **CHN (formerly Leath Commons):** CHN Housing Partners, previously known as Leath Commons, offers affordable housing solutions and may provide housing assistance programs for veterans. For specific services related to veterans, it's advisable to contact them directly.
- **PSH (Permanent Supportive Housing):** Permanent Supportive Housing programs in Fayetteville offer long-term housing solutions combined with supportive services for veterans experiencing homelessness and those with disabilities. These programs aim to help veterans achieve housing stability and improve their quality of life.

4. Unaccompanied Youth

- **Cumberland County Homeless Support Center:** Scheduled to begin construction in early 2025, this center aims to offer comprehensive services, including connections to employment resources, to assist individuals, including unaccompanied youth, in achieving long-term stability. The center plans to partner with Fayetteville Technical Community College to provide programming that helps residents develop skills needed for permanent employment.

Programs like the Bonanza Project provide permanent supportive housing combined with case management to address the needs of chronically homeless individuals and families, focusing on stability, health management, and life skills development. For families with children, organizations such as Family Promise of Fayetteville offer tailored services, including housing assistance, case management, and connections to employment opportunities, ensuring children have a stable and supportive environment during transitions out of homelessness.

Veterans and their families benefit from specialized services provided by the VA Fayetteville Coastal Health Care System and the Supportive Services for Veteran Families (SSVF) program. These initiatives address the unique challenges faced by veterans, offering mental health support, housing assistance, and job training to promote self-sufficiency and stability. Unaccompanied youth are supported through resources like the upcoming Cumberland County Homeless Support Center, which plans to offer skill development and employment programs in partnership with Fayetteville Technical Community College,

fostering independence and long-term stability for this vulnerable population. These targeted efforts underscore Fayetteville’s commitment to addressing the unique needs of each homeless group through tailored and comprehensive support systems.

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

Introduction

The city of Fayetteville addresses the needs of four primary non-homeless special needs groups: the elderly and frail elderly, individuals with HIV/AIDS and their families, those with alcohol and/or drug addiction, and individuals with mental or physical disabilities. Each group requires tailored support, including age-friendly and accessible housing, comprehensive medical care, rehabilitation programs, and affordable living options. Fayetteville is actively working to meet these needs through specialized housing developments, integrated service programs, and partnerships with local organizations. However, ongoing efforts are essential to expand and enhance these support systems, ensuring that these vulnerable populations receive adequate and sustainable care and accommodations.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	117
PH in facilities	0
STRMU	91
ST or TH facilities	0
PH placement	0

Table 41 – HOPWA Assistance Baseline

Alternate Data Source Name:

City of Fayetteville 2023 CAPER

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

Elderly:

In Fayetteville, housing options for elderly residents include independent living, assisted living, nursing homes, and adult day care centers. Key considerations for elderly housing include affordability, proximity to healthcare services, and ease of maintenance. As seniors face increased health challenges with age, access to healthcare, assistance with daily activities (such as meal preparation, shopping, and housekeeping), and transportation is essential to maintaining independence and quality of life. Safety is a

significant concern, particularly for elderly individuals living alone, and housing modifications, like accessibility features, are often necessary to accommodate common aging-related disabilities.

Persons with Disabilities (Mental, Physical, Developmental):

Fayetteville's population includes individuals with a range of disabilities, each requiring varying levels of support to maintain a stable living environment. Many individuals with disabilities face limited incomes, narrowing their housing options to affordable or subsidized units. Independent individuals benefit from accessible, subsidized housing, while those needing more intensive care may reside in publicly funded community homes or private care facilities. Essential supportive needs include accessible transportation, case management, and assistance with daily living activities, all of which help residents maintain independence and improve their quality of life.

Persons with Alcohol or Drug Addictions:

In Fayetteville, supportive housing options for individuals dealing with substance abuse include sober living environments, which provide structured, substance-free settings crucial for recovery. Stable housing is often paired with employment support services, as stable income significantly contributes to long-term sobriety. Additionally, proximity to healthcare facilities ensures access to essential medical and psychological support. Connections with family and social networks offer emotional support, helping to reduce relapse rates and promote sustained recovery.

Persons with HIV/AIDS and Their Families:

Fayetteville has an ongoing need for stable, affordable housing for individuals living with HIV/AIDS, as housing security directly impacts health outcomes. According to HOPWA data, Fayetteville provides 149 units of Tenant-Based Rental Assistance (TBRA) and 91 units of Short-Term Rent, Mortgage, and Utility (STRMU) assistance for this population. However, no units are currently designated for Permanent Housing (PH) in facilities, Short-Term or Transitional Housing (ST or TH), or Permanent Housing placement. This lack of permanent and transitional housing underscores significant gaps in resources, particularly for individuals requiring longer-term stability.

Supportive housing that integrates affordable living options with access to healthcare is essential, especially for residents who cannot afford market-rate housing. Accessible housing options are also crucial for addressing the healthcare needs of aging residents living with HIV/AIDS, who may face additional mobility and health challenges. Comprehensive services, including culturally competent healthcare, mental health support, substance use treatment, and case management, are necessary to effectively manage their condition and support high-risk groups.

Expanding housing programs such as TBRA and STRMU and introducing facility-based housing solutions will be critical to addressing the unmet housing needs in Fayetteville. Coupled with enhanced access to supportive services, these measures will improve stability and health outcomes for individuals living with HIV/AIDS and their families.

Public Housing Residents:

Fayetteville's public housing residents often require additional support beyond affordable housing, such as access to job readiness programs, childcare, healthcare, and transportation. Many residents face financial barriers that hinder housing stability or economic improvement. Support services offering job training, educational opportunities, health care access, and family resources are crucial to assisting residents in achieving self-sufficiency and maintaining their quality of life within public housing.

Unaccompanied Youth:

For unaccompanied youth, Fayetteville provides emergency shelters and transitional housing options linked to education, job training, and counseling services. Youth often need access to life skills training, such as financial literacy, employment readiness, and health education, to prepare for independent adulthood. Supportive housing integrated with these social and educational services is vital for helping unaccompanied youth achieve stability and avoid prolonged homelessness.

These supportive housing options across categories aim to provide stable, accessible, and affordable environments that meet the unique needs of Fayetteville's most vulnerable residents, enhancing their ability to lead independent and healthy lives.

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

In Fayetteville, North Carolina, several programs are in place to ensure that individuals transitioning from mental and physical health institutions receive appropriate supportive housing. These initiatives, provided by both government agencies and local organizations, aim to facilitate a smooth reintegration into the community by offering stable housing coupled with essential support services.

North Carolina Department of Health and Human Services (NCDHHS) Supported Housing Programs:

The NCDHHS offers supportive housing that combines affordable housing with services tailored for individuals with disabilities, including those transitioning from institutional settings. These programs aim to reduce homelessness and promote independence by providing housing options that require no more than 30% of household income. Supportive services may include mental health care, substance use treatment, and assistance with daily living skills.

Permanent Supportive Housing (PSH):

Permanent Supportive Housing is designed for individuals with disabilities, offering long-term housing solutions integrated with supportive services. In North Carolina, the PSH model focuses on providing affordable housing options alongside services such as mental health care, substance use treatment, and employment assistance. This approach is particularly beneficial for those exiting mental and physical health institutions, as it addresses both housing and health needs concurrently.

Alliance Health's Permanent Supportive Housing Initiatives:

Alliance Health, serving the Fayetteville area, partners with landlords and property managers to provide housing solutions for individuals with mental health conditions. Their programs include tenancy support

and connections to community resources, ensuring that individuals transitioning from institutional care have access to stable housing and the necessary services to maintain their well-being.

Section 811 Supportive Housing for Persons with Disabilities Program:

The federal Section 811 program develops and subsidizes rental housing for very low-income adults with disabilities, including those with chronic mental illnesses. This program ensures that housing is paired with appropriate supportive services, such as case management and employment assistance, facilitating a successful transition from institutional settings to independent living.

Local Initiatives and Collaborations:

In addition to state and federal programs, local organizations in Fayetteville collaborate to provide supportive housing solutions. These collaborations often involve partnerships between housing authorities, health service providers, and non-profit organizations to create comprehensive support networks for individuals returning from mental and physical health institutions. While specific local programs in Fayetteville are not detailed in the available sources, similar models in North Carolina demonstrate the effectiveness of such integrated approaches.

These programs collectively work to ensure that individuals transitioning from mental and physical health institutions in Fayetteville have access to supportive housing options that cater to their unique needs, promoting stability and independence within the community.

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

The City of Fayetteville plans to undertake a series of activities during the upcoming year to address the housing and supportive service needs of non-homeless individuals with special needs. These initiatives are designed to foster inclusivity, safety, and stability for vulnerable populations, aligning with the priorities identified in the city's strategic planning documents and supported by the 2024 Annual Action Plan.

1. **Housing Rehabilitation and Repair:** Fayetteville will allocate Community Development Block Grant (CDBG) funds to rehabilitate and repair housing for low- and moderate-income (LMI) owner-occupied residences. The program emphasizes improving housing safety, addressing deferred maintenance issues, enhancing energy efficiency, and mitigating lead-based paint hazards. For 2024, the city plans to complete repairs for 10 LMI households.
2. **Supportive Public Services:** The city will continue to fund public services targeting individuals with special needs. Programs like Welcome Health will provide free medical and dental care to uninsured or underinsured individuals. Additional services addressing food insecurity, such as those by St. James Missionary Baptist Church, and advocacy for foster children through CASA of Northwest Arkansas, will ensure comprehensive support for the community.

3. **Accessibility Improvements:** Fayetteville will prioritize accessibility in its housing rehabilitation programs, ensuring compliance with the Americans with Disabilities Act (ADA) where applicable. These improvements will cater to elderly residents and individuals with physical disabilities, enabling them to live independently and safely in their homes.
4. **Affordable Housing Expansion:** Utilizing HOME Investment Partnerships Program funds, the city aims to partner with Community Housing Development Organizations (CHDOs) to construct new affordable housing or expand existing projects. Three new housing units are projected to be completed in 2024 to serve LMI households.

These planned activities are based on a combination of local needs assessments, stakeholder consultations, and public input sessions, ensuring that the interventions address pressing challenges faced by Fayetteville's special needs populations. By focusing on housing quality, public services, and accessibility, the city aims to enhance the quality of life and stability for its most vulnerable residents

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

See above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Fayetteville, NC. To ensure that all residents are protected under local, state and Federal laws, and to adhere with HUD regulations on fair housing, the City has taken steps to promote and educate its officials, staff, and residents on what HUD defines as fair housing and discrimination in housing. Further, the City has identified what steps it must take to affirmatively further fair housing; overcome the barriers identified; and what the consequences are for those who do not adhere to a policy of fair housing and non-discrimination.

The City's primary tool to identifying negative effects of public policy and barriers to affordable housing is the Analysis of Impediments to Fair Housing Choice (AI). In a joint effort with Cumberland County, the City developed an AI on April, 20, 2020 to identify these impediments in the area. The AI reviews the community demographics, housing market, community assets, public and private policies, and procedures affecting fair housing choice and affordable housing. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The AI serves as the basis for fair housing planning, provides essential information to policy makers, administrative staff, housing providers, and lenders. Six (6) barriers to fair housing choice and affordable housing were identified. The current impediments are:

Impediment 1: Fair Housing Education and Outreach

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities, and the disabled population.

Impediment 2: Quality of Rental Housing vs. Affordability

The City and County have a large supply of rental housing that does not meet minimum property standards and 35.9% of all households are cost overburdened.

Impediment 3: Lack of Quality Affordable Homeowner Housing

There is a lack of housing resources for LMI households to purchase a home. Many houses that are available for purchase are in need of substantial rehabilitation work.

Impediment 4: Continuing Need for Accessible Housing Units

As an older built-up environment, there is a lack of accessible housing units in the City and County. 21.9% of the County's housing units (including the City of Fayetteville) were built over 60 years ago and do not have accessibility features, while 16.6% of the County's population is classified as disabled.

Impediment 5: Economic Issues Affecting Housing Choice

There is a lack of economic opportunities in the City and County which prevents low-income households from increasing their financial resources to be able to choose to live outside areas of concentrated poverty.

Impediment 6: Impacted Areas of Concentration

There are specific high poverty, racially segregated areas throughout the City and County where the concentration of low-income minority persons exceeds 70% of the area's corresponding population.

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

Introduction

Fayetteville's economy has transformed significantly over the years. Once heavily reliant on industries like manufacturing, with companies such as New Departure and International Silver employing thousands during the 1950s, the city has shifted toward a more diversified economic base. Today, Fayetteville benefits from its strong ties to Fort Liberty (formerly Fort Bragg), one of the largest military installations in the world, which continues to be a major driver of the local economy.

Key employers in Fayetteville now include Cape Fear Valley Health System, a leading healthcare provider; Goodyear Tire & Rubber Company, a major manufacturing employer; and Walmart, which has a significant presence in the retail sector. Educational institutions like Fayetteville Technical Community College and Fayetteville State University also play an important role, contributing to both employment and workforce development. This diversification has allowed Fayetteville to support a range of industries, fostering economic resilience and providing varied opportunities for its residents.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	287	2	0%	0%	0%
Arts, Entertainment, Accommodations	8,908	12,071	12%	15%	26%
Construction	4,172	2,583	6%	3%	0%
Education and Health Care Services	19,568	26,827	26%	32%	27%
Finance, Insurance, and Real Estate	2,977	3,068	4%	4%	3%
Information	943	789	1%	1%	0%
Manufacturing	6,449	2,078	9%	3%	0%
Other Services	3,970	2,742	5%	3%	0%
Professional, Scientific, Management Services	7,361	11,892	10%	14%	38%
Public Administration	5,115	4,201	7%	5%	0%
Retail Trade	10,038	14,440	13%	17%	30%
Transportation & Warehousing	4,525	1,200	6%	1%	0%
Wholesale Trade	1,193	1,019	2%	1%	0%
Grand Total	75,506	82,912	--	--	9%

Table 45 - Business Activity

Data Source: 2019-2023 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

As detailed in the previous table, Fayetteville maintains a strong balance between its workforce and available jobs, with 75,506 residents participating in the labor force and 82,912 jobs within the city. While this balance reflects overall economic stability, disparities exist across specific sectors.

Industries such as Agriculture, Mining, Oil & Gas Extraction, and Transportation and Warehousing have a surplus of skilled workers relative to the number of available jobs, leading to an underutilization of local talent. Conversely, sectors including Arts, Entertainment, and Accommodations; Education and Health Care Services; and Professional, Scientific, and Management Services exhibit a higher demand for workers than the local labor force can supply. These discrepancies highlight opportunities for targeted workforce development and training programs to better align the skills of Fayetteville’s residents with the evolving needs of its economy.

Labor Force

Total Population in the Civilian Labor Force	82,268
Civilian Employed Population 16 years and over	75,506
Unemployment Rate	5.1%
Unemployment Rate for Ages 16-24	15.3%
Unemployment Rate for Ages 25-65	7.2%

Table 46 - Labor Force

Data Source: 2019-2023 ACS

Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the city level, limiting its ability to reflect localized trends within specific neighborhoods or tracts.

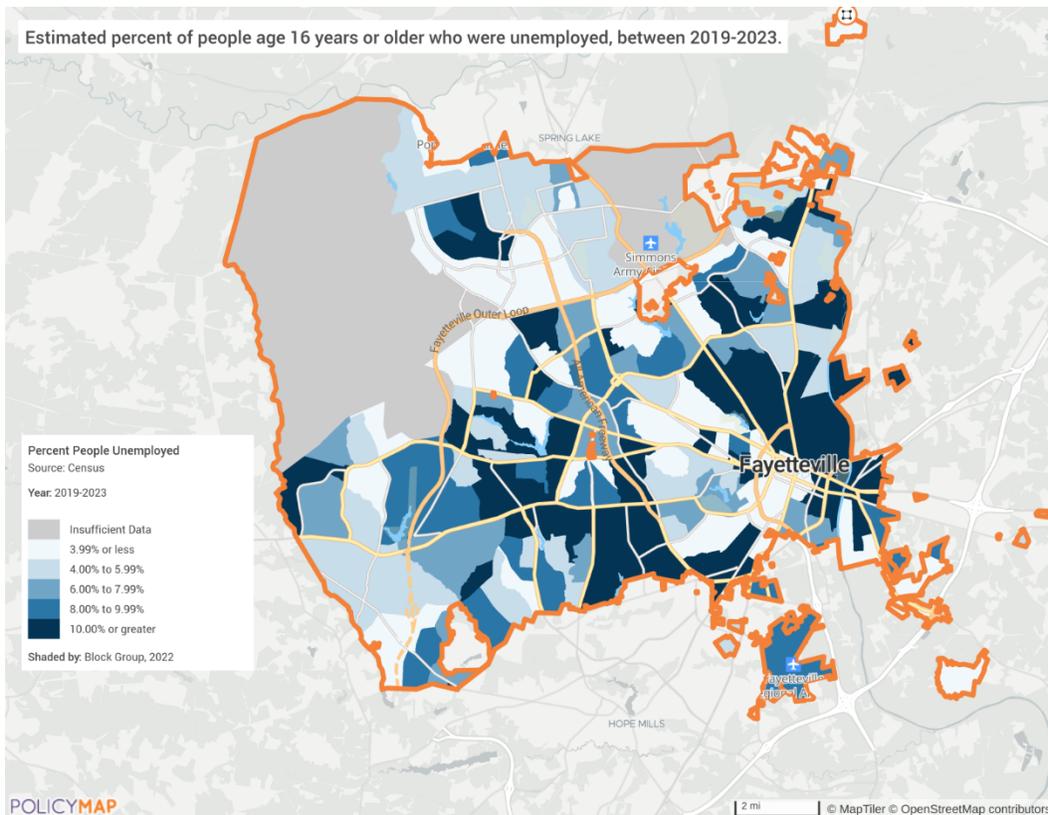
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
5.6	5.5	5.2	4.4	5.0	5.4	5.4	5.5	4.7	5.0	5.0	4.8

Table 1 - Unemployment Rate in 2023, BLS – Fayetteville, NC

In 2023, Fayetteville's unemployment rate experienced minor fluctuations, reflecting a potential seasonal pattern in the local labor market. The year began with an unemployment rate of 5.6% in January, which declined to its lowest point of 4.4% in April. During the summer months, the rate increased slightly, peaking at 5.5% in August, before declining steadily through the remainder of the year. This trend closely mirrors the patterns observed in 2022, suggesting consistent external factors influencing employment dynamics in the area. The annual unemployment rate for 2023 averaged 5.1%, showing a modest improvement compared to the 5.6% average in 2022, reflecting gradual progress in the local economy.

Unemployment

The map reveals notable disparities in unemployment rates across Fayetteville. Various clustered areas throughout the city, including the downtown region and surrounding neighborhoods, exhibit unemployment rates exceeding 10%. These higher rates are in sharp contrast to neighboring areas where unemployment is significantly lower, with some areas reporting rates below 6% and others as low as under 4%. This uneven distribution highlights pronounced economic inequalities within the city, emphasizing the need for targeted strategies and investments to address unemployment challenges in high-need areas while fostering equitable access to economic opportunities citywide.



Source: 2019-2023 American Community Survey 5-Year Estimates

Occupations by Sector	Number of People
Management, business and financial	26,726
Farming, fisheries and forestry occupations	188
Service	15,072
Sales and office	16,335
Construction, extraction, maintenance and repair	4,970
Production, transportation and material moving	12,215

Table 47 – Occupations by Sector

Data Source: 2019-2023 ACS

Occupations by Sector

The "Occupations by Sector" table illustrates the distribution of job types across various industries in Fayetteville, differing from a previous table that focused on the distribution of jobs within specific sectors. For instance, managerial positions, whether in corporate offices or retail, are classified under "Management, Business, and Financial" in this table but would be categorized by industry in the earlier table.

In Fayetteville, the largest occupational group is the Management, Business, and Financial sector, with over 26,700 jobs. The second-largest group is the Sales and Office sector, comprising 16,335 jobs. These sectors encompass vital roles such as managers, financial analysts, business professionals, retail workers, administrative staff, and customer service representatives, emphasizing the importance of professional and office-related occupations in the city's workforce.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	76,866	81.4%
30-59 Minutes	13,709	14.5%
60 or More Minutes	3,876	4.1%
Total	94,451	100%

Table 48 - Travel Time

Data Source: 2019-2023 ACS

Commute Travel Time

In Fayetteville, most residents experience short, with 81.4% of commuters, or 76,866 individuals, traveling less than 30 minutes each way to work. An additional 14.5%, or 13,709 people, commute between 30 and 59 minutes. In contrast, only 4.1%, or 3,876 commuters, face longer commutes of 60 minutes or more.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,675	966	2669
High school graduate (includes equivalency)	14,902	2254	6787
Some college or Associate’s degree	23,321	3132	9354
Bachelor’s degree or higher	19,516	1137	4,550

Table 49 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS

The table above details educational attainment by employment status for persons 16 years of age and older within the City. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	193	415	399	708	913
9th to 12th grade, no diploma	1,655	1,189	927	2,253	1,807
High school graduate, GED, or alternative	11,403	9,319	5,732	9,994	8,123
Some college, no degree	13,096	14,206	6,870	9,122	5,688
Associate’s degree	1360	4,287	2,592	5,247	2,901
Bachelor’s degree	2,148	8,140	5,151	6,689	4,140
Graduate or professional degree	92	2,332	2,932	4,689	3,035

Table 50 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment by Age

The previous table outlines educational attainment by age for individuals aged 18 and older in Fayetteville. It highlights the varying levels of education achieved across different age groups, providing insights into the city's educational landscape and its potential impact on workforce development and economic opportunities.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$25,781
High school graduate (includes equivalency)	\$32,928
Some college or Associate’s degree	\$38,307
Bachelor’s degree	\$48,983
Graduate or professional degree	\$70,316

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS

Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In Fayetteville, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns around double the income of someone without a high school diploma, while those with a graduate or professional degree can expect to earn just over twice what someone earns with only a high school education. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor's degree working from age 23 to 62 can expect to earn around \$1.9 million, compared to around \$1.3 million for someone with a high school diploma working from age 18 to 62—an earnings difference of nearly \$600,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

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

In Fayetteville, the Education and Health Care Services sector plays a pivotal role in the city's economy, employing approximately 19,568 individuals, nearly a quarter of the local workforce. This sector also represents the largest source of employment opportunities in the city, with 26,827 local job positions. These industries are essential to Fayetteville's economic stability, providing a wide range of job opportunities and addressing critical community needs in education and healthcare.

Describe the workforce and infrastructure needs of the business community:

Fayetteville's business community has identified several critical workforce and infrastructure needs to sustain economic growth and meet industry demands. These needs have been determined through studies conducted by local organizations, such as the Fayetteville Cumberland Economic Development Corporation (FCEDC), and partnerships with educational institutions and industry leaders.

Workforce Needs

1. Skilled Labor Availability

According to the Fayetteville Cumberland Economic Development Corporation (FCEDC), Fayetteville benefits from a younger-than-average workforce, with a median age of 31, compared to the national median of 38. This workforce includes a significant number of individuals with college degrees in fields such as biological and biomedical sciences, computer and information sciences, and mathematics. Additionally, the city's connection to Fort Liberty (formerly Fort Bragg) enhances its labor pool, with military retirees and spouses contributing highly disciplined and skilled workers. These factors make Fayetteville an attractive location for businesses seeking a knowledgeable workforce.

2. Workforce Development Programs

Based on information from the Home Builders Association of Fayetteville, partnerships with educational institutions like Fayetteville Technical Community College, Sandhills Community College, and local high schools are helping address labor shortages in key industries. These collaborations focus on developing programs that prepare students for careers in construction and related trades, directly addressing workforce gaps in high-demand sectors.

Infrastructure Needs

1. Transportation and Logistics

The City of Fayetteville's Economic and Community Development Department highlights Fayetteville's strategic location along the I-95 corridor, positioning it as a critical logistics hub for regional commerce. To capitalize on this advantage, the city continues to invest in transportation infrastructure, aiming to improve the efficiency of goods movement and meet business needs. These investments are part of ongoing initiatives to enhance roads, highways, and other transportation assets.

2. Utilities and Site Development

According to the Fayetteville Cumberland Economic Development Corporation (FCEDC), the region offers a robust infrastructure, including ample industrial sites and reliable utility services designed to meet the demands of businesses in sectors like manufacturing and logistics. These resources are essential for attracting new businesses and supporting the expansion of existing ones.

By leveraging information from local organizations, such as FCEDC and the City of Fayetteville, as well as partnerships with educational institutions, Fayetteville is strategically addressing the evolving needs of its

business community. Investments in workforce development and infrastructure underscore the city's commitment to fostering economic growth and supporting industry expansion.

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

Fayetteville is experiencing significant changes that are expected to impact the local economy, creating opportunities for job growth and business development. These developments also highlight the need for enhanced workforce training, business support, and infrastructure improvements.

1. Project Aero

According to *CityViewNC*, a major private-sector investment known as Project Aero will bring an \$868 million titanium plant to Fayetteville. This initiative is expected to create a substantial number of high-quality jobs while stimulating economic growth in the region. The plant will require a skilled workforce trained in advanced manufacturing technologies, underscoring the importance of workforce development initiatives.

2. Murchison Road Corridor Revitalization

The City of Fayetteville applied for a HUD Choice Neighborhoods Implementation Grant to support the revitalization of the Murchison Road Corridor. As outlined on the city's official website, this project aims to improve housing, stimulate economic development, and enhance community services in the area. This revitalization effort seeks to transform the corridor into an economic hub while addressing long-standing community challenges.

3. Innovation District Initiative

Based on information from *CityViewNC*, Fayetteville is pursuing the creation of an Innovation District to attract innovative businesses and entrepreneurs. This initiative is expected to diversify the local economy by fostering economic development in industries such as technology and advanced manufacturing. The Innovation District also aims to make Fayetteville more appealing to investors and startups, contributing to the city's economic growth.

Workforce Development, Business Support, and Infrastructure Needs

● **Workforce Development**

The arrival of advanced manufacturing facilities, such as the titanium plant, will require a well-trained workforce. According to *Fayetteville Technical Community College (FTCC)*, partnerships between educational institutions and local industries are essential to equip workers with the skills needed for emerging economic opportunities. FTCC's involvement in initiatives like AdvanceNC demonstrates the city's commitment to addressing workforce readiness.

- **Business Support**

The proposed Innovation District and Murchison Road Corridor revitalization will require comprehensive business support services. According to the City of Fayetteville's Economic and Community Development Department, grants, loans, and technical assistance will be crucial for fostering a favorable environment for business growth. These measures aim to attract entrepreneurs and support local businesses in growing sustainably.

- **Infrastructure Enhancements**

According to *CityViewNC*, the development of new economic hubs will necessitate investments in transportation and utility infrastructure. Upgraded road networks and enhanced utility systems will support increased industrial activity and ensure that the city can meet the demands of both new and existing businesses. These infrastructure improvements are critical to Fayetteville's ability to sustain economic growth.

By aligning workforce development, business support, and infrastructure improvements with these major economic initiatives, Fayetteville is positioning itself for sustained economic growth and diversification. These efforts will not only address current challenges but also ensure long-term prosperity for the region.

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

Fayetteville's workforce demonstrates a diverse range of educational attainment, with 31% of individuals holding some college education or an associate degree and 19% possessing a bachelor's degree or higher. While these figures align with some sectors, such as education, health care, and professional services, notable gaps remain. Sectors like education and health care services account for 32% of jobs but employ only 26% of the workforce, highlighting a demand for skilled workers. Similarly, the arts, entertainment, and accommodations sector has more jobs (15%) than the available workforce (12%), indicating unmet labor needs.

Conversely, there is a surplus of workers in sectors such as manufacturing and construction, where job opportunities are limited, contributing to underemployment. Addressing these discrepancies requires targeted workforce development programs to upskill residents for high-demand sectors and attract industries aligned with surplus labor skills. By focusing on these areas, Fayetteville can better align its workforce with employment opportunities, fostering economic growth and stability.

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

Fayetteville is actively implementing several workforce training initiatives through collaborations among community colleges, workforce development boards, and other organizations to align with both immediate and future economic objectives.

Fayetteville Technical Community College (FTCC) Initiatives

FTCC has partnered with the AdvanceNC regional workforce development group, joining nine other community colleges, two universities, and six workforce development boards. This collaboration aims to create a robust talent pipeline to support North Carolina's economic growth. Governor Roy Cooper highlighted the significance of this partnership, stating that it brings great-paying jobs to the central part of the state.

Additionally, FTCC has introduced the BioWork course, a program designed to prepare students for careers in biopharmaceutical manufacturing. This initiative addresses the growing demand for skilled workers in the life sciences sector, contributing to both short-term employment needs and long-term industry growth.

Workforce Development Board Efforts

The Cumberland County Workforce Development Board plays a crucial role in planning and overseeing workforce programs and services in the area. By developing local plans for the use of Workforce Innovation & Opportunity Act (WIOA) funds and coordinating activities with economic development entities and employers, the board ensures that training initiatives meet the current and future needs of the local economy.

Collaborations with Industry Associations

The Home Builders Association of Fayetteville has established a Workforce Development Committee to support members' workforce needs by partnering with industry-based learning programs offered through local schools and colleges. These collaborations help develop a skilled labor force tailored to the specific demands of the construction industry, aligning with both immediate and long-term sectoral goals.

Support from NCWorks Training Center

The NCWorks Training Center provides professional development services and resources to workforce staff, ensuring they are equipped to meet the evolving needs of job seekers and employers. By offering a continually expanding library of courses, the center supports the jurisdiction's goals of maintaining a competent and adaptable workforce.

These collective efforts demonstrate Fayetteville's commitment to fostering a skilled workforce that meets the immediate demands of local industries while strategically positioning the region for sustained economic growth.

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

Yes

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

Fayetteville is actively pursuing several economic development initiatives aligned with its short-term and long-term goals, focusing on small business support, infrastructure enhancement, and regional collaboration.

Small Business Support Initiatives

The city offers programs such as the Small Business Assistance Loan Program and the Commercial Exterior Grant Program to foster local entrepreneurship. These initiatives provide financial assistance and technical support to small businesses, promoting economic growth and job creation in the short term.

Additionally, the "Can Do Performance Finance Program," administered by the Fayetteville Cumberland Economic Development Corporation (FCEDC), focuses on providing capital to entrepreneurs with low to moderate incomes. Supported by \$2.5 million from Fayetteville's American Rescue Plan Act funds and \$2.5 million in state funding, this program addresses funding inequities and supports long-term economic inclusivity.

Infrastructure and Community Development

Fayetteville invested in infrastructure through the Murchison Choice Neighborhood Initiative, aiming to revitalize the Murchison Road Corridor. This project seeks to improve housing, stimulate economic development, and enhance community services, contributing to both immediate improvements and sustainable growth.

The city also utilizes the Section 108 Loan Guarantee Program, part of HUD's Community Development Block Grant, to finance economic development, housing rehabilitation, and public facilities projects. This enables Fayetteville to leverage its CDBG funds for larger-scale initiatives that drive local economic growth.

Regional Collaboration and Planning

Fayetteville participates in the Southeastern Economic Development Commission's (SEDC) five-year Comprehensive Economic Development Strategy (CEDS), approved in December 2022. This regional strategy guides economic development and funding priorities, ensuring that Fayetteville's initiatives align with broader regional goals.

Furthermore, the city is exploring the creation of an Innovation District to attract businesses and foster economic development. This initiative aims to make Fayetteville more appealing to innovative industries and entrepreneurs, thereby diversifying the local economy.

These coordinated efforts reflect Fayetteville's commitment to fostering a resilient and inclusive economy through strategic investments and regional partnerships.

Discussion

N/A

MA-50 Needs and Market Analysis Discussion

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

HUD defines “housing problems” based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Fayetteville, housing issues are infrequent overall, except for cost burden. According to the 2019-2023 ACS 5-Year Estimates, the citywide rates are as follows:

- Cost Burden Renters: 50.9%
- Cost Burden Homeowners: 26.3%
- Overcrowding: 3.0%
- Lack of Complete Plumbing Facilities: 0.1%
- Lack of Complete Kitchen Facilities: 0.2%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the citywide averages, using HUD's definition of “disproportionate.” This threshold in Fayetteville is set at 10 percentage points higher than the city average, equating to: a cost burdened renter above 60.9%, a cost burdened homeowner above 36.3%, overcrowding above 13.0%, lack of plumbing facilities above 10.1%, and lack of kitchen facilities above 10.2%.

There are several Census Tracts throughout Fayetteville that exhibit two or more problems to include the following:

- Census Tract #37051002401 – Lack of Complete Plumbing Facilities (12.88%); Lack of Complete Kitchen Facilities (13.57%)
- Census Tract #37051003800 – Lack of Complete Plumbing Facilities (13.21%); Lack of Complete Kitchen Facilities (12.63%); Cost Burden Renters (68.22%)

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

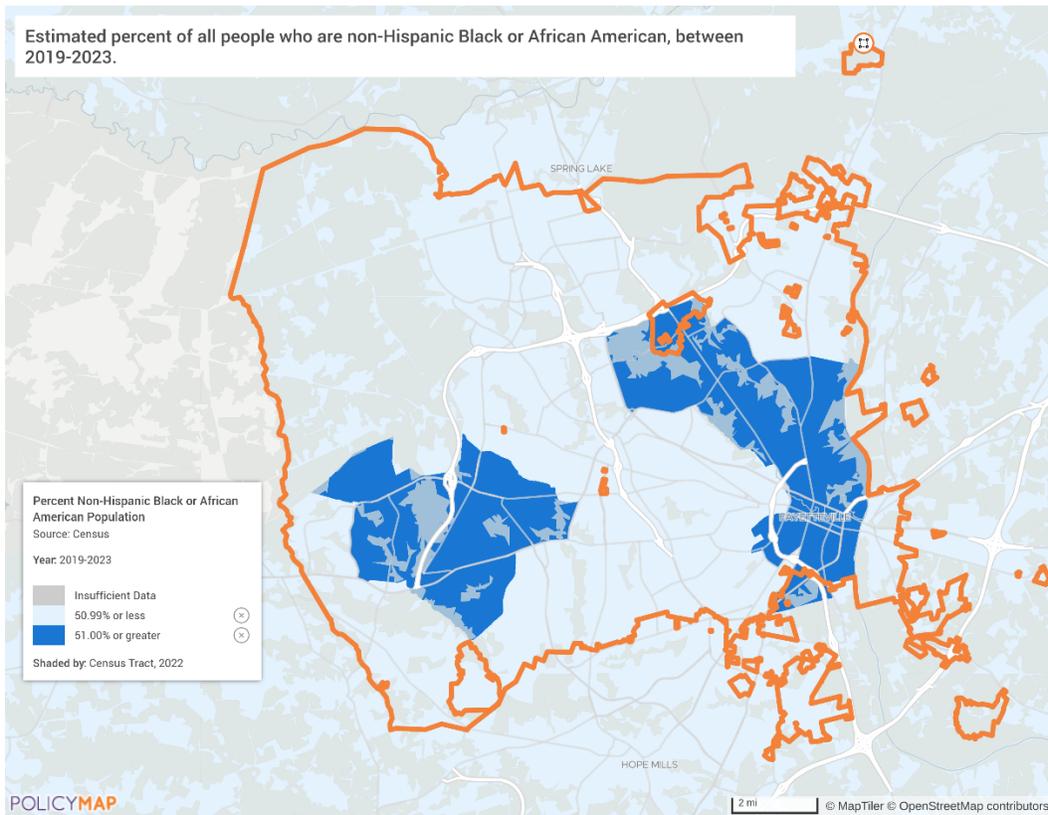
For the purposes of this analysis a “racial or ethnic concentration” will be any Census Tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of Fayetteville’s population is:

- Black, non-Hispanic: 41.0%
- White, non-Hispanic: 34.8%
- American Indian and Alaska Native, non-Hispanic: 0.7%
- Asian, non-Hispanic: 3.0%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.4%

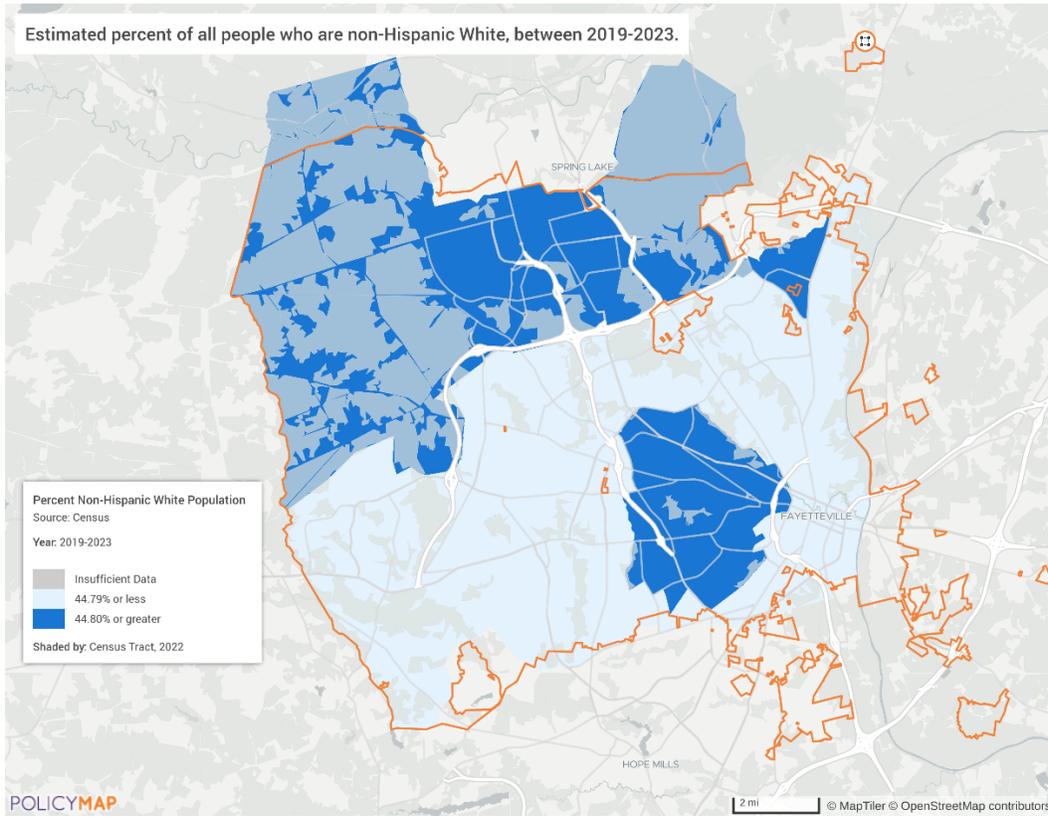
- Other Race, non-Hispanic: 0.9%
- Two or More Races, non-Hispanic: 6.1%
- Hispanic or Latino: 13.0%

In Fayetteville, Black/African American households are the largest demographic group, with significant concentrations in the eastern and southwestern parts of the city. Certain areas also show higher-than-average concentrations of White households and Hispanic/Latino households, where these populations form a substantial part of the community. Other racial or ethnic groups do not display notable concentrations based on the established analysis criteria. The maps below illustrate these racial and ethnic distributions across Fayetteville, excluding populations without significant concentrations.

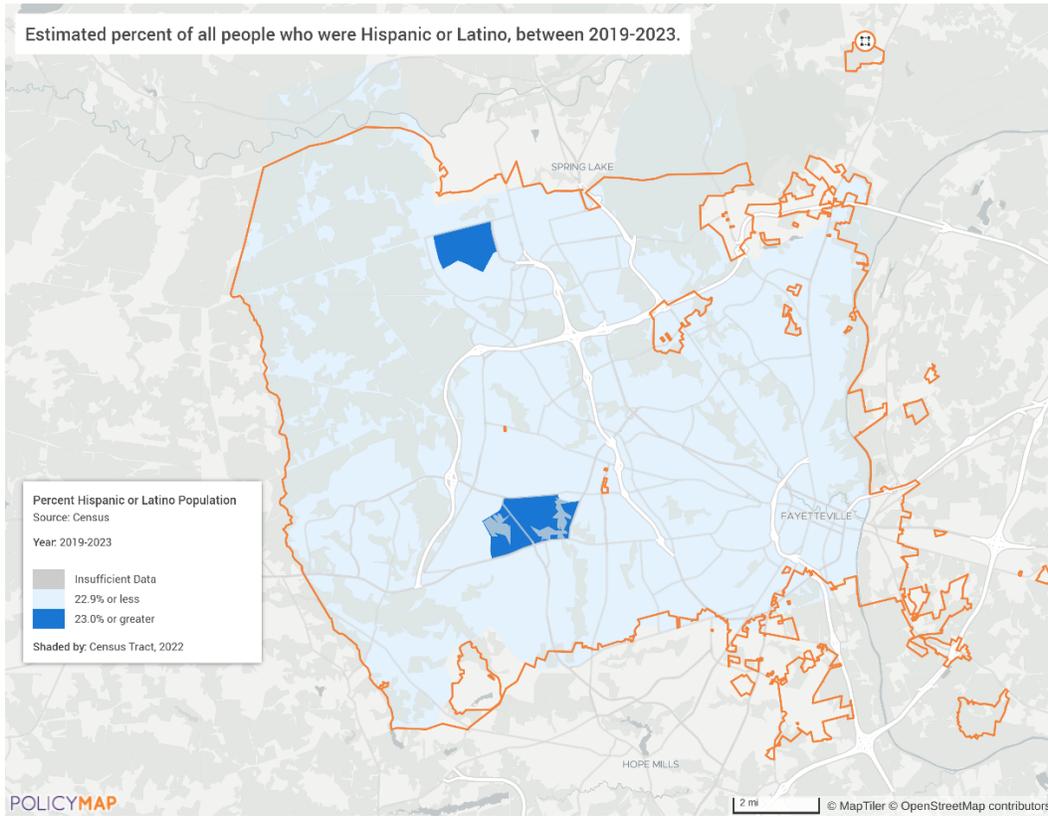
Concentration Black / African American (non-Hispanic) households over 51.0%



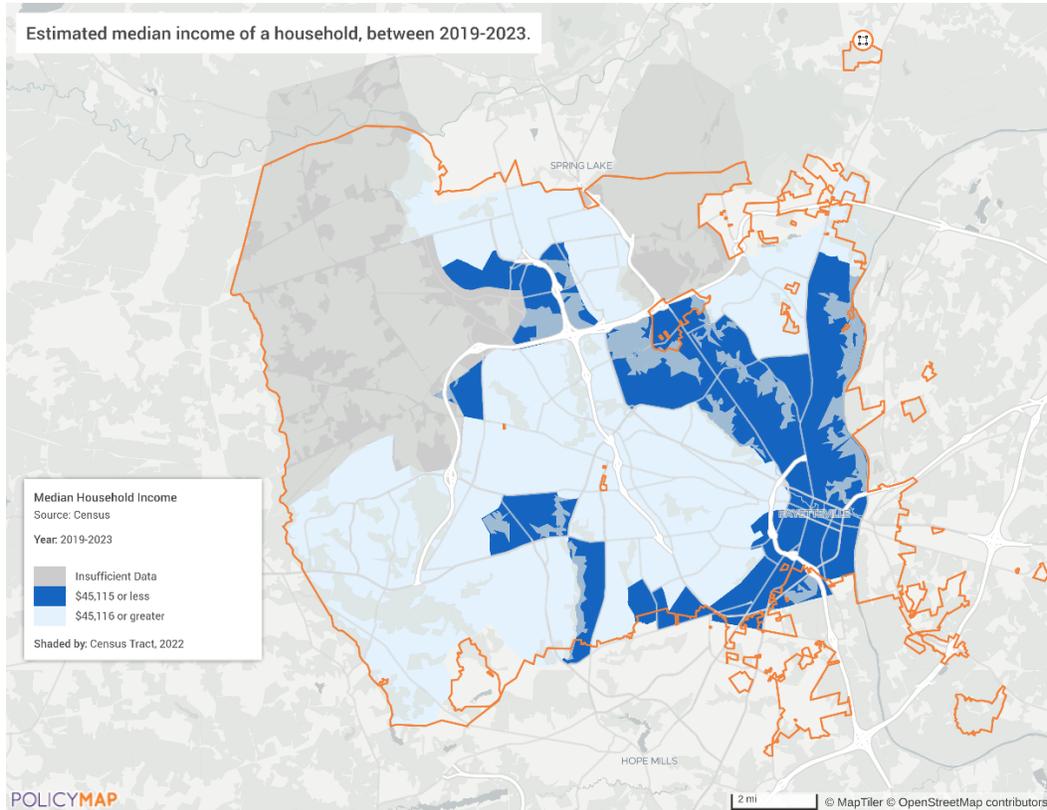
Concentration White (non-Hispanic) households over 44.8%



Concentration Hispanic/Latino households over 23.0%



Low-Income Households: The Median Household Income in the City is \$56,395. Any household making 80% or less (\$45,116) is considered “low-income” concentration. There are concentrations of low-income households in several areas of the city, with a large concentration in and near the downtown area as well as to the north and south of downtown.



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

These areas with concentrations of low-income households, including downtown Fayetteville, serve as the city's commercial and cultural hub while also being home to a significant portion of the city's low-income population. The area includes a concentration of households earning below 80% of the Area Median Income (AMI) and has a high percentage of Black/African American residents. The housing market in this area reflects a mix of older housing stock, multifamily rental units, and redevelopment efforts aimed at increasing housing accessibility. While economic revitalization has led to new investments in retail, dining, and entertainment venues, many residents in this area face housing cost burdens, making affordable housing a continued priority.

Are there any community assets in these areas/neighborhoods?

Downtown Fayetteville is home to key community assets that provide critical resources to residents, particularly low-income and minority households. Cultural institutions such as the Airborne and Special Operations Museum and the Arts Council of Fayetteville/Cumberland County contribute to the city's historical and artistic identity. Educational and workforce development resources, including programs facilitated by Fayetteville Technical Community College, help equip residents with job skills and career training. The area also includes government service centers, nonprofit organizations, and faith-based institutions that provide essential services such as housing assistance, food security programs, and workforce development support. These assets play a vital role in fostering economic stability and social mobility for low-income households and special needs communities.

Are there other strategic opportunities in any of these areas?

Strategic opportunities in downtown Fayetteville focus on economic revitalization, affordable housing development, and infrastructure improvements to support historically underserved populations. The development of Segra Stadium, home to the Fayetteville Woodpeckers, has spurred business growth and increased foot traffic, presenting an opportunity to support minority-owned businesses and create jobs for local residents. Additionally, ongoing revitalization efforts along the Murchison Road Corridor aim to improve housing, transportation, and commercial investments in an area with a high concentration of Black/African American residents. Expanding affordable housing options, increasing financial support for small businesses, and enhancing public transportation in this area will be critical in ensuring that revitalization efforts are inclusive and beneficial to long-term residents. The city's strategic planning initiatives, supported by the Fayetteville Area Convention & Visitors Bureau and local economic development agencies, continue to focus on sustainable growth that addresses racial and economic disparities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Fayetteville, North Carolina, enjoys comprehensive broadband coverage, with the vast majority of the city offering various internet service provider options, including in LMI areas. The average Fayetteville household has access to two broadband-quality internet service options. According to ISPReports.org, Fayetteville benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Eighty-nine percent (89%) of Fayetteville households have an internet connection while having 99.14% availability. Of those households, 77% have fiber, cable, or DSL, 5% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout Fayetteville, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

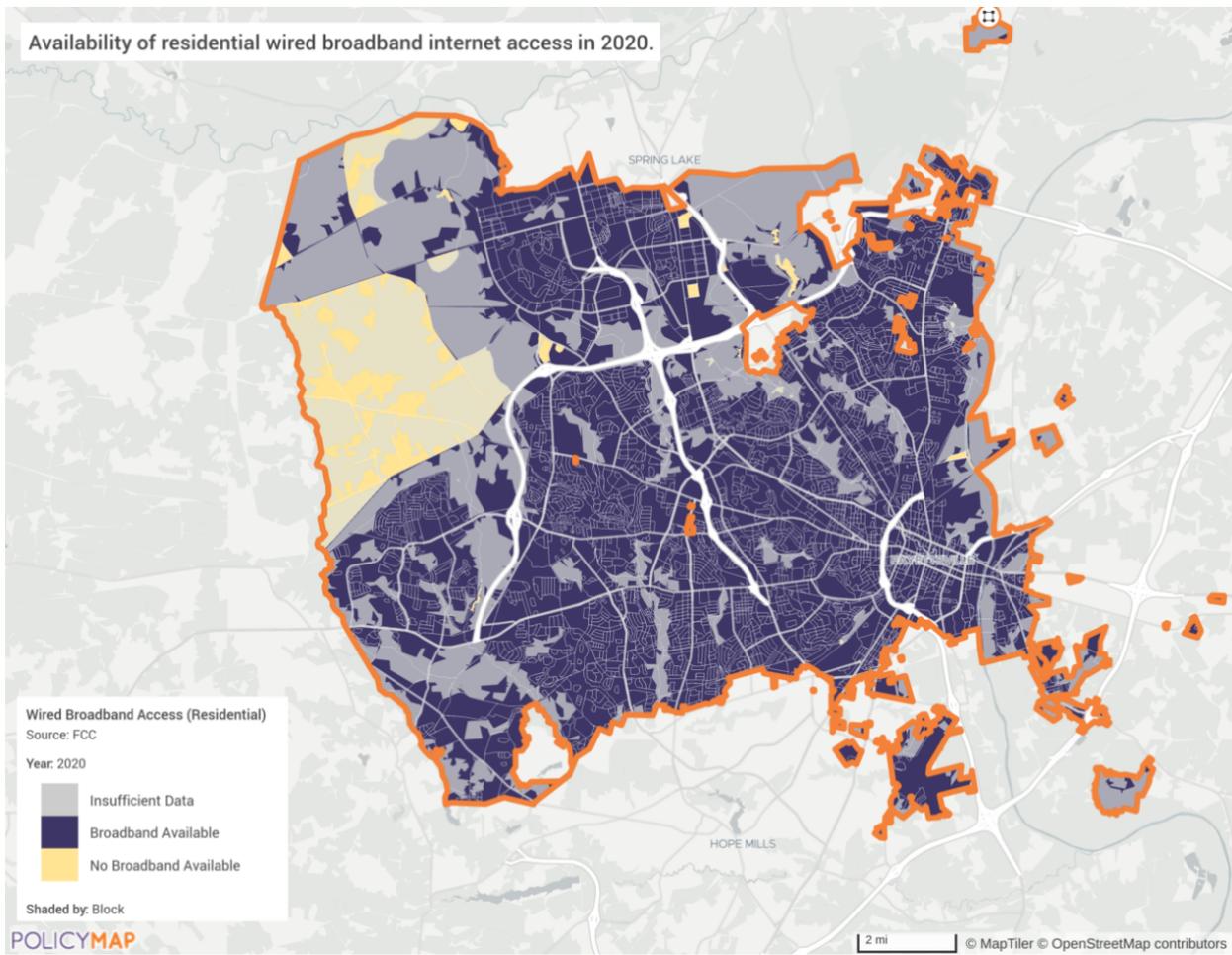
To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Fayetteville is served by twelve (12) Internet providers offering residential service. Among these, Spectrum and Metronet stand out as the leading

providers in terms of coverage and speed, according to BroadbandNow.com. Internet providers throughout the city include:

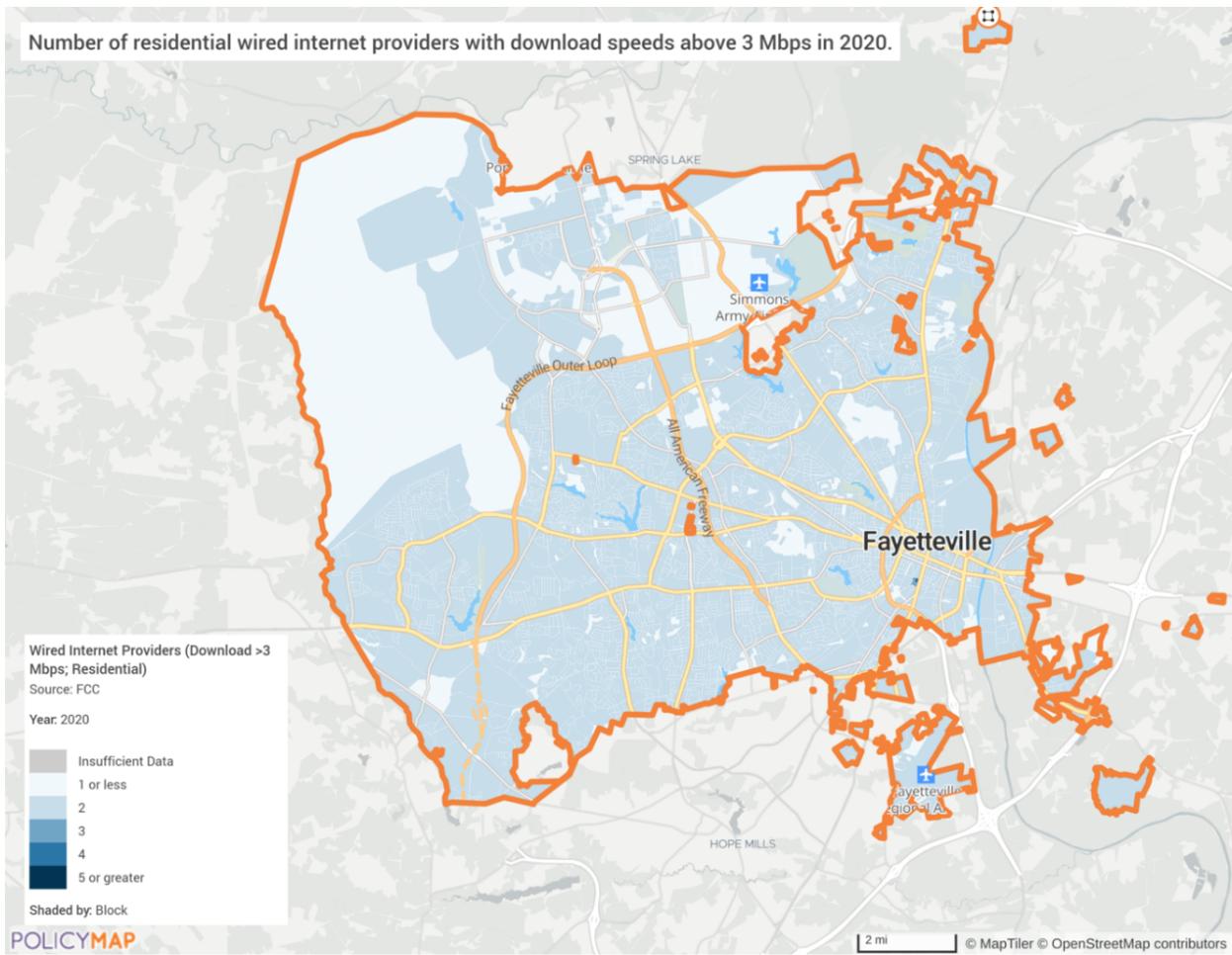
- Spectrum (Cable and Fiber)
- Brightspeed (Fiber and DSL)
- MetroNet (Fiber)
- Earthlink (Fixed Wireless)
- T-Mobile Home Internet (Fixed Wireless)
- Verizon (Fixed Wireless)
- AT&T (Fixed Wireless)
- Dish (Satellite)
- DirecTV (Satellite)
- HughesNet (Satellite)
- Viasat Internet (Satellite)
- Starlink (Satellite)

The map below illustrates the number of broadband service providers by census tract. Most residential areas of Fayetteville have two high-speed internet options from competing providers. Nearly all residents enjoy reliable internet access, reinforced by strong subscription rates and healthy competition. Expanding the number of available providers per household could further improve reliability and affordability.

See map: Highspeed Internet Providers



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Fayetteville, NC, has historically faced various natural hazard risks, including flooding, hurricanes and tropical storms, severe thunderstorms, and winter storms, as outlined in the [Cumberland-Hoke Regional Hazard Mitigation Plan \(December 2020\)](#). Research from the plan highlights that climate change is expected to significantly increase the region's exposure to natural hazards. The area is projected to face an additional 15-35 days annually with temperatures exceeding 95°F and a 1-2°F rise in average temperature by 2050, intensifying the frequency and duration of extreme heat events. Flooding risks are expected to worsen due to more intense and frequent rainfall, particularly in areas near major water bodies like the Cape Fear River in Fayetteville. These changes could overwhelm stormwater systems and heighten the vulnerability of low-lying areas. Additionally, climate change is likely to increase the severity of hurricanes, thunderstorms, and prolonged droughts, further stressing infrastructure and local resources. These projections emphasize the need for climate-adaptive infrastructure and proactive mitigation strategies to safeguard the region.

According to the FEMA National Risk Index, Cumberland County, which includes Fayetteville, is particularly vulnerable to hazards such as ice storms, lightning, riverine flooding, tornadoes, and winter weather. While Fayetteville is an inland city located approximately 90 miles from the Atlantic Ocean, it is not immune to indirect impacts of coastal storms. The city faces risks from hurricanes and tropical storms, including power outages, transportation disruptions, wind damage, and heavy rainfall, which often lead to flooding. The increasing intensity of tropical storms due to climate change underscores the importance of integrating these evolving risks into Fayetteville's hazard mitigation planning.

Climate change also introduces socioeconomic challenges. Climate change may lead to population displacement from coastal areas due to rising sea levels and increased storm activity, potentially increasing population pressures on inland cities like Fayetteville. Such shifts could affect housing, employment, and resource demands, highlighting the importance of long-term planning to ensure community resilience. While specific impacts remain uncertain, preparing for these changes will help Fayetteville adapt to future needs.

To counter these challenges, proactive measures are essential for fostering resilience in an evolving climate landscape. The Center for Disease Control and Prevention (CDC) emphasizes that climate change, coupled with other environmental and human-made stressors, exacerbates existing health threats and introduces new ones, further emphasizing the need for comprehensive preparedness.

The City of Fayetteville is actively developing a comprehensive Sustainability Action Plan to guide the community toward a more sustainable, resilient, and low-carbon future. This plan focuses on reducing greenhouse gas emissions, enhancing energy efficiency, and promoting environmental stewardship across various sectors.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households, whether renting or owning, face heightened vulnerability to the impacts of climate change and natural disasters due to their limited financial resources. Sudden increases in electricity or housing costs can quickly push these residents into precarious living situations, increasing their risk of homelessness or forcing them to live in substandard conditions.

The Cumberland-Hoke Regional Hazard Mitigation Plan (December 2020) highlights that vulnerable populations, including the elderly, children, low-income households, and individuals with disabilities, face heightened risks from hazards like flooding, extreme heat, and severe storms, particularly in hazard-prone areas. These groups often lack resources to prepare for or recover from disasters, prompting the plan to emphasize targeted outreach, education, and improved access to emergency resources to enhance their resilience. Residential housing, especially owner-occupied homes in Special Flood Hazard Areas (SFHAs), is also highly vulnerable, with repetitive flooding causing significant damage and financial strain, particularly for low-income homeowners who may lack flood insurance. To address these challenges, the plan recommends mitigation strategies such as elevating homes, retrofitting structures, stricter building codes, and participation in the National Flood Insurance Program (NFIP). Resilient construction practices are also advised to protect homes from wind damage caused by hurricanes and tornadoes, ensuring better protection for both vulnerable populations and residential properties.

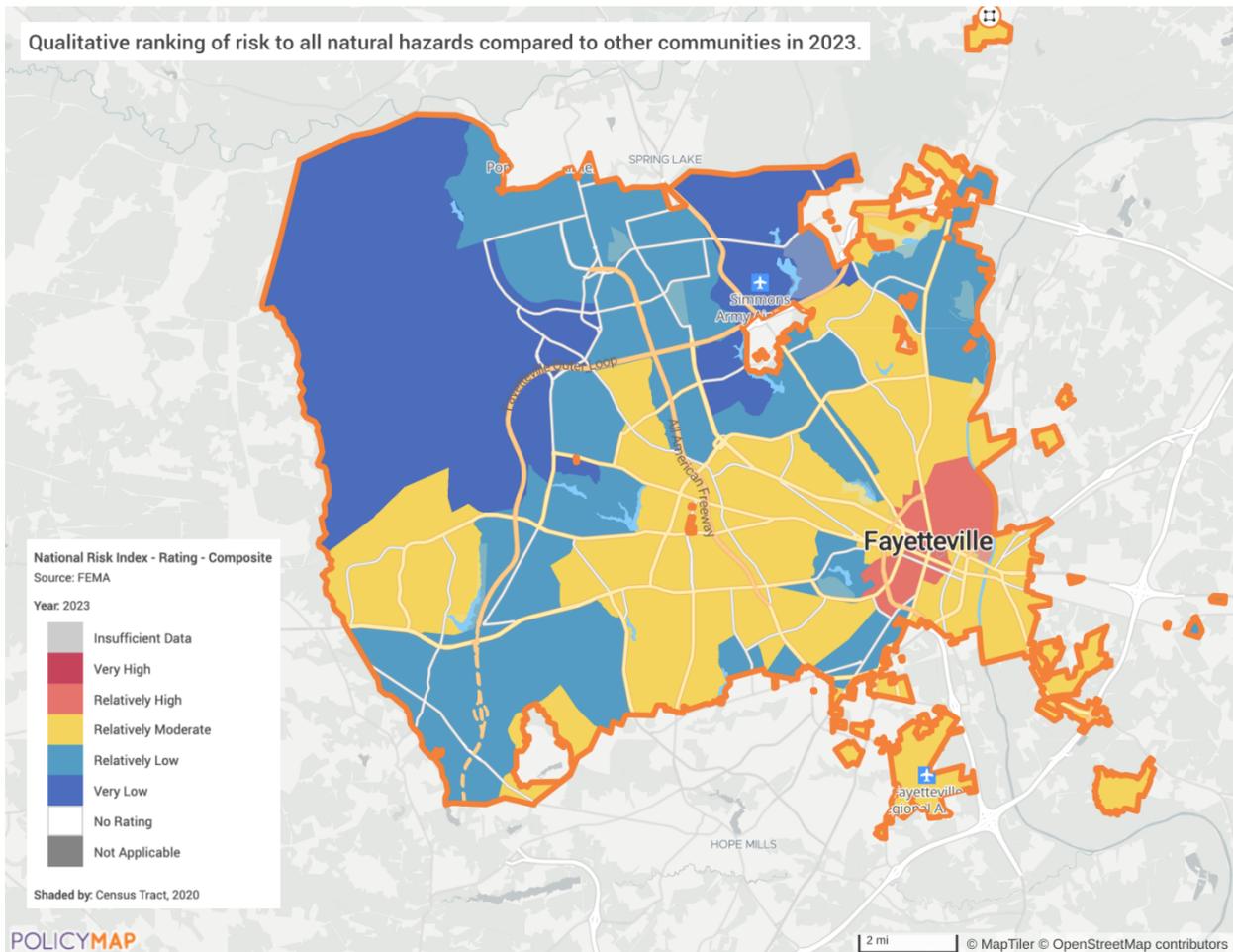
FEMA’s National Risk Index identifies Cumberland County as having a relatively moderate level of community resilience, indicating that its residents have a relatively moderate ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA’s qualitative risk to natural hazards at the census tract level in Fayetteville, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels throughout the city vary from “relatively high” to “very low” risk. This indicates that some areas may need more targeted attention and resources to address specific hazards, making them more vulnerable than the rest of the city. These two indexes measure risk from different perspectives—FEMA’s risk index evaluates a community’s ability to respond to hazards (resilience), while the city’s qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The city must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

Fayetteville is dedicated to educating and preparing its community for multi-hazard mitigation through a comprehensive approach that integrates communication, collaboration, and preparedness. The city utilizes its Emergency Management website and social media platforms to provide timely updates and

critical information while participating in Cumberland County’s Alerts Emergency Notification System to ensure residents receive vital alerts during emergencies. The Cumberland County Emergency Management website offers additional preparedness resources, and the jointly established Cape Fear Community Emergency Response Team enhances local response capabilities through volunteer support. These efforts are further strengthened by the North Carolina Voluntary Organizations Active in Disaster (VOAD), which fosters resilience through collaboration. As the impacts of climate change grow, Fayetteville remains committed to investing in these initiatives to strengthen community preparedness and adapt to emerging challenges.

See map: Risk to All Natural Hazards



Risk to All Natural Hazards

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan provides an overview of the priority needs, goals and proposed outcomes for the City of Fayetteville's 2025-2029 Consolidated Plan. The plan details how the City plans to utilize CDBG, HOME, ESG and HOPWA funds to achieve HUD's objectives of ensuring a suitable living environment and providing safe, decent, and affordable housing for low- to moderate-income households and special need groups in the City.

Through data analysis in the Needs Assessment (NA) and Market Analysis (MA) and a robust citizen participation process that involved input from the community and stakeholder organizations; the City was able to identify the priority needs that exist in Fayetteville. The goals developed in the Strategic Plan address these needs over the five-year period of the Consolidated Plan.

The City does not allocate funding solely based on geographic requirements. It will consider investments in both low/mod areas and for eligible individuals and households citywide in the plan. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. Eligible public improvements include neighborhood facilities, public parks or infrastructure like streets and sidewalks. The City also provides public services to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. Direct services to individuals and families are also not targeted to areas; but must meet income qualifications in order to be eligible.

HOME funds are available for all eligible low- to moderate-income households in the City. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

For ESG funds the City will target these funds towards individuals and families at-risk or experiencing homelessness in Fayetteville. Eligible activities may include homeless prevention activities, rapid rehousing rental activities, and emergency shelter.

HOPWA funds are targeted towards individuals living with HIV/AIDS and support housing subsidy programs like tenant-based rental assistance. Supportive services such as case management, medical services and transportation are also provided.

The following are the eight (8) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Affordable Housing

1A Affordable Housing Opportunities

Priority Need: Public Services

2A Services for LMI & Special Needs

Priority Need: Neighborhood Revitalization

3A Improve Public Facilities & Infrastructure

3B Blight Removal

Priority Need: Economic Development

4A Economic Development Opportunities

Priority Need: Nonprofit Capacity Building

5A Nonprofit Capacity Building

Priority Need: Addressing Homelessness

6A Homelessness Housing & Service Programs

Priority Need: Housing & Supportive Services for HIV/AIDS

7A Housing & Supportive Services for HIV/AIDS

Priority Need: Effective Program Management

8A Effective Program Management

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

Geographic Area

Table 4 – Geographic Priority Areas

1	Area Name:	Citywide Low/Mod Eligible
	Area Type:	Other
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The City of Fayetteville designates certain areas within its boundaries as low/mod areas (LMA) if they meet certain criteria. These areas are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility.
	Include specific housing and commercial characteristics of this target area.	From 2013 to 2023, Fayetteville has seen a modest growth in population. To meet this need, housing development is a priority; however, a much of the housing remains old as approximately 48% of owner-occupied housing and 40% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). These housing units will naturally have higher instances of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Fayetteville works with various organizations, government offices and service providers to gather input and assess local housing and community development needs. These needs were identified through discussions with members of the public, local community stakeholders, as well as an online public survey. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.

<p>Identify the needs in this target area.</p>	<p>Affordable housing has been identified as one of the highest needs in Fayetteville. Over a quarter of homeowners (26.3%) and half of renters (50.9%) are cost burdened, meaning they pay more than 30% of their income towards housing. Activities that will help to address affordable housing are housing rehab programs, new rental housing development and homeownership opportunities.</p> <p>There is a need to improve public infrastructure as well as expand access to public facilities in Fayetteville. Public facility and infrastructure improvements will revitalize low/mod areas and create access for all residents, including seniors and persons with a disability.</p> <p>There is a need for expanded public services to support and improve the lives of LMI persons and households. Services will also benefit persons with special needs including the elderly, persons with a disability and the homeless.</p> <p>There is a need to address homelessness needs in Fayetteville. Activities that may be funded with ESG are homeless prevention activities, rapid rehousing rental assistance, and homeless shelters.</p> <p>Finally, assisting individuals living with HIV/AIDS have been identified as a need in Fayetteville. Housing subsidy programs and supportive services will help alleviate housing instability that may lead to homelessness.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>Investment towards low/mod areas and to low- to moderate-income persons will improve the quality of life for citizens in the City of Fayetteville.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Access to funding is a barrier to improvements in the City.</p>

General Allocation Priorities

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

The City does not allocate funding solely based on any specific geographic requirements. HUD funded programs are available for use throughout the City as long as activities target eligible low/mod persons or households. More detailed information about these areas can be found in the MA-50.

Affordable housing activities are funded through the HOME program, and these funds may target any eligible low- to moderate-income household living within Fayetteville. ESG funds may target those experiencing homelessness or at risk of homelessness citywide. HOPWA funds are targeted towards individuals living with HIV/AIDS living in Fayetteville.

Specifically for CDBG, when planned activities are intended to serve individuals or households directly (LMC/LMH), beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a low/mod community or neighborhood (LMA). These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low-to moderate-income (or 51%). Public facility improvement activities may also be targeted specifically to special need groups such as the elderly, persons with a disability and the homeless, in which case these accomplishments will be reported by persons served (LMC).

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

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

Priority Needs

Table 5 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	1A Affordable Housing Opportunities
	Description	The City will fund activities that improve, preserve, and expand the inventory of affordable housing for low- and moderate-income households living in the City of Fayetteville. Funded activities to address this need are housing rehabilitation, rental housing construction, and homeowner housing opportunities.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for affordable, accessible, decent housing in the City was identified. The needs assessment identified that housing cost burden was by far the largest housing problem in Fayetteville. The basis for this priority is to provide affordability for LMI households.
2	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	2A Services for LMI & Special Needs
	Description	The City will fund supportive services for LMI households and special needs persons in Fayetteville. Funded public services will include services to address homelessness, services for persons with physical and mental health, senior services, and youth programs.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services was identified. Public Services offered by the City and partner non-profit organizations provide for vital and essential services for LMI households and families throughout Fayetteville. The basis for this priority is sustainability and to create a suitable living environment.
3	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible

	Associated Goals	3A Improve Public Facilities & Infrastructure 3B Blight Removal
	Description	The City will fund activities that expand and improve public infrastructure such as streets and sidewalks in low/mod areas. Funds will also be used to improve access to public facilities such as park facilities and community centers. These neighborhood revitalization efforts will invite further public and private investments into these areas.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Public Facilities & Infrastructure Improvements was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and persons with a disability. Specific improvements include neighborhood/community centers, improved street infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas. The basis for this priority is to provide accessibility and a suitable living environment.
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	4A Economic Development Opportunities
	Description	The City will fund activities that increase and promote job creation, job retention, technical assistance for small businesses in the City of Fayetteville.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of the residents of the City of Fayetteville was identified. The basis for this priority is to provide sustainability for LMI residents.
5	Priority Need Name	Nonprofit Capacity Building
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	5A Nonprofit Capacity Building
	Description	The City will fund activities that enhance the capacity and ability of nonprofits to carry out community and housing development in Fayetteville.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need to build capacity among City nonprofits. The basis is to improve accessibility for all residents and create a suitable living environment.
6	Priority Need Name	Addressing Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	6A Homelessness Housing & Service Programs
	Description	The City will fund activities that address homelessness in the City of Fayetteville. Funded activities may include homeless prevention services, rapid rehousing rental assistance, and emergency shelter operations.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for programs and services that address homelessness needs in Fayetteville were identified. Targeted homeless subgroups include chronically homeless, families with children and unaccompanied youth. The basis is to improve accessibility and sustainability for individuals and families who are at-risk or experiencing homelessness in the City.
7	Priority Need Name	Housing & Supportive Services for HIV/AIDS
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	7A Housing & Supportive Services for HIV/AIDS
	Description	The City will fund activities that provide housing subsidy programs and supportive services for eligible individuals living with HIV/AIDS in Fayetteville. Housing subsidy programs may include TBRA rental assistance, permanent housing placement and short-term rent, mortgage and utility assistance (STRMU).
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Housing & Supportive Services Persons w HIV/AIDS was identified. The basis for this need is to provide this vulnerable group with access to affordable housing and a sustainable and improved quality of life.
8	Priority Need Name	Effective Program Management
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	8A Effective Program Management

Description	<p>The City will lead HUD funded programs with administration of the programs, monitoring subrecipients, and keeping strict grant-based accounting, fair housing activities, and other eligible activities.</p> <p>Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.</p>
Basis for Relative Priority	<p>Planning and administration of HUD funded programs is vital to having a successful program and meeting the goals and objectives identified in the plan. Planning and administration will also ensure compliance and keeping with the regulations of the grant.</p>

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The need to provide TBRA for LMI households in the City of Fayetteville is influenced by:</p> <ul style="list-style-type: none"> - The number of households impacted by housing cost burden as reported in the NA-10, especially for lower-income renters. Cost burden is by far the largest housing issue in the City. Over a quarter of homeowners (26.3%) and half of renters (50.9%) are cost burdened (Source: 2018-2022 ACS). - The MA-15 reports there is a shortage of affordable rental units for lower-income households. - The cost of rent has increased rapidly in the past decade. Median contract rent has increased 37% from 2013 to 2023, making rent more unaffordable for low-income renters.
TBRA for Non-Homeless Special Needs	<p>The need to provide TBRA for special needs populations in the City Fayetteville such as individuals living with HIV/AIDS in influenced by:</p> <ul style="list-style-type: none"> - See list of market influences above. - The needs identified and goals set by HOPWA project sponsors to serve individuals living with HIV/AIDS.
New Unit Production	<p>New Unit Production for LMI households is influenced by:</p> <ul style="list-style-type: none"> - The NA-10 reports that there is a shortage of affordable housing as housing cost burden is the biggest housing issue in Fayetteville. An estimated 26.3% of homeowners and 50.9% of renters are cost burdened (Source: 2018-2022 ACS). - A shortage of affordable rental housing in the City as reported in the MA-15. - The cost of rent has increased tremendously in the past decade. Median contract rent has increased 37% from 2013 to 2023. - High housing development costs, especially for low-income households.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>Housing Rehabilitation activities for LMI households is influenced by:</p> <ul style="list-style-type: none"> - The aging housing stock. As reported in the MA, 48% of owner-occupied housing and 40% of renter-occupied housing were built before 1980 (Source: 2019-2023 ACS). LMI households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes. - A lack of new home purchase opportunities for LMI households. - A higher risk of lead-based paint hazards for housing built before 1978. - The increasing construction materials and labor costs of undertaking rehabilitation. These rising costs adversely affect the ability of existing LMI homeowners to undertake needed improvements.
Acquisition, including preservation	<p>Acquisition, for the purpose of preservation (rehabilitation) for LMI households is influenced by:</p> <ul style="list-style-type: none"> - The rise in housing costs across the region limits the purchasing power for acquiring new units. These high acquisition costs pose a challenge to affordable housing providers. - The availability of affordable properties available for acquisition. - The need to demolish vacant, blighted properties in low/mod areas. - See above market influences for housing rehab.

Table 6 – Influence of Market Conditions

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

Introduction

The City of Fayetteville receives an annual allocation of funds from four federal formula grant programs, which are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), the Housing Opportunities for Persons with HIV/AIDS (HOPWA) and the Emergency Solutions Grants (ESG) programs. These grant funds support community development programs, affordable housing development and preservation, housing and supportive needs for special needs and address homelessness in Fayetteville. In addition to the annual allocations, the City anticipates it will generate program income in the amount of \$82,394 for CDBG and \$226,059 for HOME housing programs.

PY 2025 is the first program year of the Five-Year 2025-2029 Consolidated Plan, and the City anticipates it will receive similar allocation amounts in each year of the Consolidated Plan period. The program year commences from July 1, 2025 through June 30, 2026.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$1,708,868	\$82,394	\$0	\$1,791,262	\$7,165,048	PY 2025 is the first year of the 2025-2029 consolidated planning period. Administration funded at 20% and no more than 15% can be allocated towards public services. The expected amount remainder is 4x the annual allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$874,314	\$226,059	\$0	\$1,100,373	\$4,401,492	PY 2025 is the first year of the 2025-2029 consolidated planning period. There is a 25% grant match for HOME development activities. Admin is capped at 10% and 15% is reserved for CHDO development activities as required by grant guidelines. The expected amount remainder is 4x the annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$878,892	\$0	\$0	\$878,892	\$3,515,568	PY 2025 is the first year of the 2025-2029 consolidated planning period. A dollar for dollar match is required and a max 7.5% can be allocated towards administration. The expected amount remainder is 4x the annual allocation.
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$155,374	\$0	\$0	\$155,374	\$621,496	PY 2025 is the first year of the 2025-2029 consolidated planning period. A dollar for dollar match is required and a max 7.5% can be allocated towards administration. The expected amount remainder is 4x the annual allocation.

Table 7 - Anticipated Resources

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

CDBG funds do not require a match, however subrecipient service providers are encouraged to use the federal funds as leverage for other local or state resources for their programs. CDBG funds will support public services, public facility and infrastructure improvements, economic development opportunities, and nonprofit capacity building in the City of Fayetteville.

HOME funds require a 25% non-federal match, which will be provided by the City's general fund. A reserve of 15% of HOME funds will be allocated for the Community Housing Development Organizations (CHDO) set-aside, intended for the construction of single-family homes that will be available for acquisition by qualified low- and moderate-income homebuyers. Additionally, HOME funds will be utilized for affordable housing development activities, including providing loans to private developers for the construction or preservation of affordable rental units. The City also supports developers who receive federal Low Income Housing Tax Credits (LIHTC) for rental development projects. These City loans serve as gap financing, addressing any financing shortfalls that developers cannot cover through commercial lenders or other financing options. This approach allows the loans provided by the City to leverage both private funding from developers in the form of equity and market-rate loans, as well as public funds from the LIHTC program.

The City's allocation of HOPWA funds will support various initiatives, including tenant-based rental assistance, short-term rent, mortgage, and utility assistance, permanent housing placement, supportive services, and a housing trust fund. HOPWA funding helps clients secure and maintain stable living environments, thereby reducing homelessness. Notably, there is no match requirement for the HOPWA program.

ESG funds may be used for these five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, Homeless Management Information System (HMIS) data collection, as well as up to 7.5% of a grantee's allocation for administrative activities. ESG funds require a 1-to1 dollar match, which will be covered by service providers.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Fayetteville is currently working on an updated list of properties. Properties that can be used for future development will be identified and marketed.

The Fayetteville City Council has commissioned a study that identified nine catalyst sites for redevelopment adjacent to the Murchison Road Corridor. The City has successfully acquired 69 parcels, totaling approximately 15 acres, known as Catalyst Site 1. This is the first site selected by the City for redevelopment. The area has been cleared, and the City has funded a feasibility study and economic impact analysis for this site. Currently, the City is requesting proposals from qualified and experienced

real estate developers interested in creating mixed-income housing, mixed-use commercial developments, and/or recreational spaces, both indoor and outdoor.

Another key site is the Centre City Business Park (CCBP), which consists of 41 parcels spanning approximately 8.77 acres. This site is owned by the City of Fayetteville and is located at the intersection of Gillespie and Blount Streets, just south of the downtown area. The City acquired this site over several years and has developed multiple plans for its use. Recently, the downtown area has experienced a significant increase in private investment. In light of this new investment, the City believes it is necessary to revisit the existing plans to ensure they remain relevant and that the development of the CCBP site encourages economic growth in the surrounding neighborhoods. The City is also seeking proposals from qualified and experienced real estate developers for mixed-income housing, mixed-use commercial developments, and/or recreational spaces, both indoor and outdoor, for this site.

Discussion

Funds will be used for activities that support the priorities of the City's consolidated plan, including affordable housing, economic development, neighborhood resources, public services, and administration and planning costs.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fayetteville	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Fayetteville Metropolitan Housing Authority	PHA	Public Housing Rental	Jurisdiction
Cumberland County Continuum of Care	Continuum of care	Homelessness Non-homeless special needs Planning Rental	Region

Table 8 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Fayetteville has a robust housing and community development delivery system. It is responsible for administering HUD federal programs and participates in the Fayetteville-Cumberland County Continuum of Care (CoC). The CoC acts as the lead entity, consisting of various members and service providers dedicated to ending homelessness in Fayetteville and the surrounding region. Additionally, the City collaborates with the Fayetteville Metropolitan Housing Authority, the local public housing authority, to address affordable housing issues. A range of public agencies, for-profit businesses, and non-profit organizations work together to provide housing, community development, homelessness assistance, and other public services throughout the City.

Individuals living with HIV/AIDS and their families represent a small percentage of the overall population in the City and County. The Cumberland County Department of Social Services has a sexually transmitted disease department that provides patient care, medication referrals, and access to programs and studies for discounted medication. While all homeless organizations serve individuals with HIV/AIDS, there are currently no specific housing services aimed at this population. Endeavors offers Permanent Supportive Housing for people living with HIV/AIDS and individuals with disabilities. Previous efforts to target individuals with HIV/AIDS in Cumberland County have been expanded to include additional clients due to increased demand.

Although the City has a large network of agencies and organizations providing essential services to low and moderate- income residents of Fayetteville, the City has identified gaps in the institutional delivery

system due to lack of resources. The City has increased its coordination efforts in recent years, but still strives to bring together various services providers to create a cohesive support network. The City also regularly seeks additional funding sources to bolster its efforts.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation			X
Other			

Table 9 - Homeless Prevention Services Summary

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

The City of Fayetteville is an active member of the Continuum of Care (CoC). The CoC is dedicated to ending homelessness in the region by providing funding to nonprofit organizations and local governments. Their goal is to quickly rehouse homeless individuals and families while minimizing the trauma and disruption that homelessness causes to individuals, families, and communities. The CoC promotes access to mainstream programs for homeless individuals and families and works to enhance self-sufficiency among those experiencing homelessness. In the Fayetteville-Cumberland County CoC region, there are a variety of services specifically designed for homeless individuals and those living with HIV. Below are several highlighted service providers within the CoC.

Housing and shelters for the homeless in Cumberland County are provided by several organizations, including the Salvation Army, Life Matters Centers, the Hope Center, Endeavors, Connections of Cumberland County, Operation Inasmuch, Urban Ministries, and Seth's Wish. Additionally, job and employment training targeted at homeless veterans and women is offered by Volunteers of America and Designing Furniture.

Cumberland County Social Services also offers clinics for individuals with communicable diseases and STIs. Cumberland HealthNet provides free clinics for individuals whose income is below 200% of the poverty level and serves as the lead organization for Coordinated Entry in the County.

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

Fayetteville is experiencing a growing population of individuals with special needs, particularly those dealing with mental health issues and substance abuse problems. The ongoing opioid crisis has placed significant pressure on healthcare facilities and local public services. While there are several organizations and agencies in the city prepared to address these challenges, there is a notable absence of housing services specifically aimed at individuals with HIV/AIDS and other special needs. This gap in services is primarily due to a lack of resources.

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

The City of Fayetteville has partnered with various County agencies, nonprofits, and service providers to carry out the services required by special needs populations. However, there are significant needs for mental health services and addiction counseling services in the region. The major gaps in the City's strategy include Rapid Rehousing and the gap between qualifications for Federal programs and the financial demands of individuals and families that are yet-to-qualify. The City will continue to partner with nonprofits that manage partnerships and assist persons with special needs to address these gaps and

provide services to those that do not yet qualify for Federal assistance programs. Over the next five years, the City will work to overcome gaps in the institutional structure and delivery system by:

- Monitoring to identify program inefficiencies, improve program performance, and ensure compliance with applicable grant regulations.
- Encouraging collaboration among various service providers and agencies to better serve residents, especially low- and moderate-income households and special needs populations.
- Expand and build the capacity of nonprofits to administer and run grant programs.
- Build the network of service providers for the City's two new recent programs: ESG and HOPWA.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Affordable Housing Opportunities	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$2,971,600 HOME: \$5,064,708	Direct Financial Assistance to Homebuyers: 10 Households Assisted Rental units constructed: 150 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 250 Household Housing Unit
2	2A Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$1,343,447	Public service activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
3	3A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Neighborhood Revitalization	CDBG: \$325,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
4	3B Blight Removal	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Neighborhood Revitalization	CDBG: \$650,000	Buildings Demolished: 50 Buildings
5	4A Economic Development Opportunities	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Economic Development	CDBG: \$1,500,000	Jobs created/retained: 125 Jobs Businesses assisted: 50 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	5A Nonprofit Capacity Building	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Nonprofit Capacity Building	CDBG: \$375,000	Other: 5 Other
7	6A Homelessness Housing & Service Programs	2025	2029	Homeless	Citywide Low/Mod Eligible	Addressing Homelessness	ESG: \$718,605	Homelessness Prevention: 2,500 Persons Assisted Homeless Person Overnight Shelter: 1,000 Persons Assisted
8	7A Housing & Supportive Services for HIV/AIDS	2025	2029	Non-Homeless Special Needs	Citywide Low/Mod Eligible	Housing & Supportive Services for HIV/AIDS	HOPWA: \$4,262,626	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted HIV/AIDS Housing Operations: 500 Households Assisted
9	8A Effective Program Management	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Management	CDBG: \$1,791,262 HOME: \$437,157 HOPWA: \$58,265 ESG: \$131,834	Other: 5 Other

Table 10 – Goals Summary

Goal Descriptions

1	Goal Name	1A Affordable Housing Opportunities
	Goal Description	Promote and assist in developing homeownership opportunities for low- and moderate-income persons & families; development of new affordable housing inventory, both rental and sales housing; preservation of existing owner and renter occupied housing inventory in the City of Fayetteville.
2	Goal Name	2A Services for LMI & Special Needs
	Goal Description	Provide supportive services programs and human services assistance for low- and moderate-income residents. Special needs programs will also target the elderly, persons with a disability and the homeless.
3	Goal Name	3A Improve Public Facilities & Infrastructure
	Goal Description	Provide funding to support the improvements and expansion of public facilities and infrastructure in low/mod areas of the City of Fayetteville. These efforts will help with the revitalization of these neighborhoods, and create a suitable living environment for LMI residents.
4	Goal Name	3B Blight Removal
	Goal Description	Provide funding to support the demolition and clearance of dilapidated and unsafe buildings in low/mod areas of the City of Fayetteville. These activities will revitalize communities and help improve the health and safety of low/mod neighborhoods.
5	Goal Name	4A Economic Development Opportunities
	Goal Description	Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance.
6	Goal Name	5A Nonprofit Capacity Building
	Goal Description	Promote and assist in training specifically designed programs and activities to increase the capacity of non-profit organizations to carry out specific HUD grant eligible neighborhood revitalization, housing, community development or economic development activities. Activities will include providing technical assistance and specialized training to staff.

7	Goal Name	6A Homelessness Housing & Service Programs
	Goal Description	Promote and assist in developing housing opportunities for individuals and families experiencing homelessness, and those who are at-risk of becoming homeless. Promote and assist in program support services for the homeless such as emergency shelters and street outreach services.
8	Goal Name	7A Housing & Supportive Services for HIV/AIDS
	Goal Description	Promote and assist housing subsidy programs and supportive services for individuals living with HIV/AIDS. Housing subsidy programs may include TBRA, STRMU, and permanent housing placement services.
9	Goal Name	8A Effective Program Management
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

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

The City estimates that it will assist extremely low-, low-, and moderate-income households during the 2025-2029 Consolidated Plan period with affordable housing activities:

- Direct Financial Assistance to Homebuyers: 10 Households Assisted
- Rental units constructed: 150 Household Housing Unit
- Homeowner Housing Added: 10 Household Housing Unit
- Homeowner Housing Rehabilitated: 250 Household Housing Unit

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

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

Section 504 of the Rehabilitation Act of 1973 is a civil rights law that prohibits discrimination against individuals with disabilities. This law applies to programs and activities that receive federal financial assistance, as well as those operated by federal agencies. The Fayetteville Metropolitan Housing Authority (FMHA) is a public housing authority that manages public housing properties and housing programs, including the Housing Choice Voucher program under the U.S. Department of Housing and Urban Development (HUD). Currently, the FMHA has no requests for Section 504 accommodations. Although the FMHA has provided these accommodations in the past, it is not under a Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The FMHA takes comments from the Resident Advisory Board into consideration for the development of its Five Year and Annual Plans. The FMHA has a resident council composed of a representative from every public housing community.

The FMHA runs a Family Self-Sufficiency (FSS), which is a program designed to help low-income families gain education and job skills in order to improve their family's financial situation and overall quality of life. The FSS program is available to low-income families and single persons who live in public housing and are interested in pursuing further education in the form of GED, high school diploma, training certificate or a college degree. Applicants may currently be enrolled in a school or a job-training program, be receiving welfare, be employed or unemployed. By participating in the FSS program, participants become eligible for an escrow account if they begin employment or report a pay increase. Money is deposited into their escrow account monthly. Services offered in the FSS program also include case management services, education assistance, quarterly food boxes, transportation, a computer lab and free tax preparation services.

The FMHA also runs a HEARTS Thrift Store, which stands for Housing Employees Assisting Residents Thrift Store. The thrift store has a unique system where residents can earn HEARTS dollars by attending virtual educational workshops and community partner workshops. HEARTS dollars can then be used to purchase cleaning supplies, kitchen towels, dishwashing liquid, laundry detergent, and many other items that are stocked in the HEARTS store.

The FMHA also has a Resident Opportunity and Self-Sufficiency (ROSS) program, which links residents of public housing with supportive services and activities that enable them to make progress towards economic independence and housing self-sufficiency. This support may include, but is not limited to, connecting FMHA residents directly with services or coordinating available resources in the community to meet those needs. Services offered through ROSS include, but are not limited to tutoring and homework services, scholarship programs, assistance with college applications, life skills, English as a second

language, work experience, personal finance skills, nutrition and health lifestyles and other life-long learning resources.

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

No. The Fayetteville Metropolitan Housing Authority is not designated as a troubled housing authority.

Plan to remove the 'troubled' designation

Not Applicable.

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

Barriers to Affordable Housing

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Fayetteville, NC. To ensure that all residents are protected under local, state and Federal laws, and to adhere with HUD regulations on fair housing, the City has taken steps to promote and educate its officials, staff, and residents on what HUD defines as fair housing and discrimination in housing. Further, the City has identified what steps it must take to affirmatively further fair housing; overcome the barriers identified; and what the consequences are for those who do not adhere to a policy of fair housing and non-discrimination.

The City's primary tool to identifying negative effects of public policy and barriers to affordable housing is the Analysis of Impediments to Fair Housing Choice (AI). In a joint effort with Cumberland County, the City developed an AI on April, 20, 2020 to identify these impediments in the area. The AI reviews the community demographics, housing market, community assets, public and private policies, and procedures affecting fair housing choice and affordable housing. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The AI serves as the basis for fair housing planning, provides essential information to policy makers, administrative staff, housing providers, and lenders. Six (6) barriers to fair housing choice and affordable housing were identified. The current impediments are:

Impediment 1: Fair Housing Education and Outreach

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities, and the disabled population.

Impediment 2: Quality of Rental Housing vs. Affordability

The City and County have a large supply of rental housing that does not meet minimum property standards and 35.9% of all households are cost overburdened.

Impediment 3: Lack of Quality Affordable Homeowner Housing

There is a lack of housing resources for LMI households to purchase a home. Many houses that are available for purchase are in need of substantial rehabilitation work.

Impediment 4: Continuing Need for Accessible Housing Units

As an older built-up environment, there is a lack of accessible housing units in the City and County. 21.9% of the County's housing units (including the City of Fayetteville) were built over 60 years ago and do not have accessibility features, while 16.6% of the County's population is classified as disabled.

Impediment 5: Economic Issues Affecting Housing Choice

There is a lack of economic opportunities in the City and County which prevents low-income households from increasing their financial resources to be able to choose to live outside areas of concentrated poverty.

Impediment 6: Impacted Areas of Concentration

There are specific high poverty, racially segregated areas throughout the City and County where the concentration of low-income minority persons exceeds 70% of the area's corresponding population.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Fayetteville's and Cumberland County's 2020 AI, identified the following Impediments and strategies for ameliorating them are as follows:

Impediment 1: Fair Housing Education and Outreach

Goal: Improve the public's and local officials' knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing throughout the City and County.

Strategies:

- **1-A:** Continue to promote Fair Housing awareness.
- **1-B:** Continue to prepare and distribute literature and informational material concerning fair housing issues and protections under the Fair Housing Act.
- **1-C:** Educate residents that they have the right to live outside concentrated areas of poverty.
- **1-D:** Work with the local Board of Realtors to educate and promote fair housing.
- **1-E:** Strive for better intergovernmental cooperation identify and address potential barriers to affordable housing choice.
- **1-F:** Publish forms, informational material, etc. in both English and Spanish.

Impediment 2: Quality of Rental Housing vs. Affordability

Goal: Increase the supply of decent, safe, sound and affordable rental housing through new construction and rehabilitation.

Strategies:

- **2-A:** Provide funding and incentives for the rehabilitation of rental housing for LMI renters.
- **2-B:** Continue to enforce local codes and ordinances, and develop a Rental Registry Program.
- **2-C:** Promote and encourage the PHA to offer voucher holders the option to convert to homeownership.
- **2-D:** Continue to support LIHTC to develop decent, safe, sound and affordable rental housing.
- **2-E:** Target and rehab rental housing in target areas.

Impediment 3: Lack of Quality Affordable Homeowner Housing

Goal: Increase the supply of various types of affordable housing for sale through new construction and rehabilitation activities.

Strategies:

- **3-A:** Financially support and assist LMI households to purchase homes at affordable prices.
- **3-B:** Support and promote the development of affordable infill housing on vacant land.
- **3-C:** Continue to fund and support homeowner rehab and emergency repair programs.
- **3-D:** Provide financial and development incentives.
- **3-E:** Encourage and promote the development, construction, and/or rehabilitation of mixed-income housing in areas that are not low-moderate income.
- **3-F:** Target and rehab homeowner-occupied housing in target areas.

Impediment 4: Continuing Need for Accessible Housing Units

Goal: Increase the number of accessible units for the physically disabled and developmentally delayed through new construction and rehab of existing housing.

Strategies:

- **4-A:** Promote programs to increase the amount of accessible housing through rehab of existing housing.
- **4-B:** Encourage the development of new construction of accessible housing through financial or development incentives.
- **4-C:** Continue to enforce ADA and Fair Housing requirements for landlords to make “reasonable accommodations” for tenants who are disabled.
- **4-D:** Continue to promote programs to assist elderly homeowners with accessibility improvements to their properties so they may remain in their own homes.

Impediment 5: Economic Issues Affecting Housing Choice

Goal: The local economy will continue to improve by providing new job opportunities, which will increase household income, and will promote fair housing choice.

Strategies:

- **5-A:** Strengthen partnerships that enhance local businesses, expand the tax base, and create a more sustainable economy for residents and businesses.
- **5-B:** Support and enhance workforce development and skills training that results in increased job opportunities and a living wage.
- **5-C:** Continue to support programming that enhances entrepreneurship and small business development, expansion, and retention within LMI, and minority neighborhoods.
- **5-D:** Continue to promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.
- **5-E:** Support and enhance entrepreneurship training programs, with a particularly focus on programs that assist women, minority, and veteran-owned businesses.

Impediment 6: Impacted Areas of Concentration

Goal: Promote the de-concentration of minorities outside the Central and Northern sections of the City and areas of the County bordering Fort Bragg in order to reduce minority concentration.

Strategies:

- **6-A:** Support, promote, and plan for affordable housing developments outside areas of minority concentration.
- **6-B:** Market and promote housing opportunities for minorities outside areas of minority concentration.
- **6-C:** Provide assistance to minority households to locate their residences outside areas of high minority concentration.

SP-60 Homelessness Strategy – 91.215(d)

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

The lead agency for the Fayetteville-Cumberland County Continuum of Care (CoC) is Cumberland County. Membership in the CoC is available to any community stakeholder, with final membership decisions made by the CoC Board. This Board establishes priorities and strategies and is divided into work groups that offer feedback on the CoC's goals and strategies. Additionally, the Board encourages individuals who are currently experiencing homelessness or who have previously been homeless to share their insights during public CoC meetings, which are held quarterly.

The Continuum of Care has implemented the Coordinated Entry (CE) system, which is managed by Cumberland HealthNET. CE serves as a housing referral service that connects individuals to various partner agencies within the Fayetteville-Cumberland County CoC. Its goal is to minimize misdirection by enabling access to multiple agencies through a single phone number: (844) 401-HOPE (4673). Most partner agencies operate during standard business hours. Please note that the system does not provide emergency services but is designed to prioritize limited resources for the most vulnerable residents.

Renovations at 128 S. King Street and the Day Resource Center were completed in August 2023. The center now offers health services, counseling, and other relevant support for individuals experiencing homelessness. Daily meals, showers, and laundry services are available. This multipurpose facility is designed to meet the needs of homeless individuals by bringing various service providers under one roof, making it easier for them to access the assistance they require.

Additionally, the City of Fayetteville's HOPWA allocation will be directed towards a housing trust fund. This funding will support tenant-based rental assistance, short-term rent, mortgage, and utility assistance, as well as supportive services and administrative costs needed to address the housing needs of low-income individuals living with HIV/AIDS and their families.

The City collaborates with the CoC to conduct the annual Point-in-Time (PIT) homeless survey, which takes place each year in late January. The PIT survey aims to measure the number of individuals and families experiencing homelessness, both sheltered and unsheltered, on a specific night in the community. In 2024, the PIT count was conducted on January 25. Preliminary results indicate that there was approximately a 21% decrease in Cumberland County's homeless population compared to 2023. A total of 374 homeless individuals were counted, which includes those without shelter, those in emergency shelters, and those in transitional housing. Among these, 253 individuals were identified as unsheltered. The estimates obtained from the PIT count are essential for determining funding priorities and directing resources each year.

Addressing the emergency and transitional housing needs of homeless persons

The Salvation Army operates an emergency shelter that currently offers a minimum of 54 beds for the homeless, with the capacity to increase to 65 beds based on demand for a given night. The Manna Dream

Center, formerly known as the Hope Center Homeless Shelter, provides 20 beds specifically for men who commit to the Housing First approach. Clients can receive referrals to various agencies that offer mental health services, veteran services, employment assistance, permanent housing support, and help for domestic violence victims. Daily meals, laundry services, and showers are also available. Additionally, Operation Inasmuch provides another emergency shelter focused on serving men. Homeless shelters are often found in low- and moderate-income areas, as well as areas with high minority concentrations.

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 CoC has implemented a Coordinated Entry (CE) system, with Cumberland HealthNET serving as the lead organization. The CE process evaluates individuals as they present for assistance and directs them to the most suitable resources, including diversion, emergency shelter, transitional housing, or permanent supportive housing, based on their specific needs.

There is a significant demand for more rapid rehousing options in the area. Care providers estimate that approximately 80% of the homeless population would stabilize quickly if they could be rehoused. The CE process ensures that individuals experiencing a housing crisis are assessed promptly, referred, and connected to local resources that align with their strengths and needs.

For face-to-face assistance, individuals can visit the Fayetteville Day Resource Center from 9 AM to 3 PM, Monday through Friday, or reach out by phone at 844-401-HOPE. Additional information can be found at: <https://www.faycccoc.org/housing>.

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

Hospitals are required to have written discharge policies that outline "appropriate referral and transfer plans." This includes assessing a patient's ability for self-care and determining if they can be discharged to "the environment from which they entered the hospital." The specifics of each discharge depend on the individual being discharged, their primary and behavioral health needs, and the resources and support available to them.

While healthcare facilities aim to send individuals home or to family members, there are times when patients are discharged to a nursing home, rehabilitation hospital, or, as a last resort, a non-HUD-funded shelter. Although all discharge plans include measures to prevent individuals from being sent into

homelessness, the availability of options is often limited, leading some discharged individuals to end up living on the street. Furthermore, some shelters have policies against accepting individuals directly from hospitals.

Those discharged from hospitals and correctional facilities are sometimes sent to specific shelters designed for individuals exiting incarceration, like the Fayetteville-Cumberland Reentry Council. However, these shelters do not have contracts with the institutions, which means individuals arriving there may be unplanned and, consequently, turned away.

The Cumberland County Department of Social Services offers a variety of services to assist low-income individuals and help them maintain stability. These services particularly target populations that significantly overlap with homeless communities, including those struggling with addiction and mental health issues.

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

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

The revised federal regulations regarding lead-based paint, published on September 15, 1999, under Title 24 Part 35, have significantly impacted various activities such as rehabilitation, tenant-based rental assistance, and property acquisition supported by the CDBG, HOME, and HOPWA programs. The City of Fayetteville will adhere to these regulations, which focus on the prevention of lead-based paint poisoning in certain residential structures. Program staff will monitor compliance by property owners with any ongoing lead-based paint maintenance activities, when applicable.

For any housing rehabilitation program using Federal funds, the City of Fayetteville will ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- The contractor handbook includes guidelines prohibiting the use of lead-based paints in new construction and citing safety regulation 40 CFR Part 745 for housing rehabilitation.

Program staff monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

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

A significant number of housing units in Fayetteville were built before 1980, increasing the risk of lead-based paint hazards for residents living in the area. According to the 2019-2023 ACS, 48% of owner-occupied housing and 40% of renter-occupied housing were built before 1980 – over 35,000 total housing units in the City.

According to the Centers for Disease Control and Prevention, children under the age of 6 are at greatest risk for health problems caused by lead exposure. Exposure to lead can seriously harm a child's health and cause well-documented health effects, including damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems. If any child under the age of 6 tests for lead poisoning, the City will refer the family immediately to the local health department. According to the most recent available 2019 North Carolina Childhood Blood Lead Surveillance Data, 1.4 percent of Cumberland County children aged 1-2 years old tested positive for greater than 5 micrograms/deciliters blood-lead level.

Lead-based paint risks will be managed through rehabilitation and preservation efforts. These initiatives focus on some of the oldest homes in the City, which are often in poor condition and present a high risk of lead-based paint hazards. When lead-based paint hazards are identified in these older homes, the programs will directly address the issue. The City is also prioritizing new construction to meet its affordable housing needs. The construction of new housing will mitigate the risks of lead poisoning due to the use of paint that is not lead-based.

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

When accepting applicants for its housing program, the City of Fayetteville will ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead-based paint pamphlet and notices.

Additionally, the City of Fayetteville's contractor handbook includes guidelines prohibiting the use of lead-based paints in new construction and citing safety regulation 40 CFR Part 745 for housing rehabilitation. Contractors are required to disclose lead-based paint mitigation strategies in plans that require such processes.

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

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

The activities in this plan work directly to reduce poverty and alleviate homelessness in the City of Fayetteville. CDBG public service programs, economic development, nonprofit capacity building and neighborhood revitalization programs are aimed at improving accessibility and quality of life for residents. The City's primary emphasis in regard to anti-poverty strategies is to provide lower income individuals and families with a range of support services that will assist them against housing instability and then work with them with self-sustainability.

HOME funded affordable housing development and preservation programs will create and maintain living conditions that help LMI households avoid homelessness. ESG funds will fund homeless prevention activities and homeless services. These programs are designed to help them attain economic sustainability. Finally, HOPWA programs will help persons living with HIV/AIDS with housing subsidy programs and supportive services that alleviate the risk of homelessness with this vulnerable population.

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

The City will work closely with a variety of nonprofit service providers who provide assistance for homeless clients and other households with low- and extremely-low incomes with the purpose of providing for basic needs and assisting them in improving self-sufficiency. These providers may also offer programs that help locate and secure affordable housing to alleviate housing instability. Providing access and increasing the supply of affordable housing is integrally tied to the City's anti-poverty strategy. The most successful way to implement this is through job training/creation activities while providing affordable housing.

The City intends to support economic development through technical assistance and grants to small businesses. These activities will help small businesses create and retain jobs in low/mod areas.

During the five-year Consolidated Plan period, the City will select projects for funding that are designed to reduce the number of persons in poverty. The City will also collaborate with other City departments, nonprofit service providers and local organizations that operate programs that similarly have a goal of reducing the poverty level in Fayetteville. Actions that the City may implement include:

- Target federal funds to low/mod block group tracts which are likely have high poverty rates;
- Target federal funds to remove blight in low/mod areas, which will improve the health and safety for residents living in these areas;
- Provide public service programs that offer services to LMI persons that will improve the quality of life;
- Provide supportive services for special needs groups such as those with a disability, the elderly, and the homeless;

- Provide nonprofit capacity building for local organizations to help increase the number of capable service providers in the City;
- Provide economic development opportunities for small businesses that will help retain jobs in low/mod areas;
- Expand and preserve the affordable rental housing stock;
- Provide funding for housing rehabilitation programs that will help preserve affordable housing for LMI households;
- Provide homeless prevention for individuals and families at risk of homelessness;
- Provide housing subsidy assistance and supportive services for individuals living with HIV/AIDS for the prevention of homelessness for this vulnerable group.

SP-80 Monitoring – 91.230

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

The City of Fayetteville allocates CDBG, HOME, ESG, and HOPWA funds each year to implement actions aimed at achieving the goals and objectives outlined in its Consolidated Plan, which addresses community needs. As a result, the City is responsible for ensuring that funding recipients—such as subrecipients, HOPWA sponsors, and Community Housing Development Organizations (CHDOs)—comply with applicable regulations and requirements governing their administrative, financial, and programmatic operations.

In accordance with 24 CFR 91.230, the City has developed a local monitoring and compliance plan. This plan outlines the standards and procedures for monitoring activities conducted in each One-Year Action Plan and ensuring long-term compliance with the relevant program requirements. Additionally, the plan includes a schedule of projected monitoring visits for the program year.

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

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

The monitoring visit is followed with written a report detailing concerns, comments and/or recommendations for improvement.

The City monitors the activities of subrecipients not only through on-site visits but also by reviewing their reports and draw requests. Each subrecipient is required to submit either monthly or quarterly written

reports detailing the progress of their CDBG or HOME-funded activities. These reports help evaluate the subrecipient's performance against the targets established in the grant agreement. Additionally, subrecipients submit requests for reimbursement of project expenses, typically on a monthly or quarterly basis, along with sufficient supporting documentation (such as copies of payroll statements or paid invoices). Reimbursements are issued only after the expenses have been incurred and reviewed by the City for eligibility. The City pays particular attention to ensuring compliance with eligibility and National Objective requirements. During monitoring visits, the City focuses on several key areas: project performance, contract compliance, financial management, record management, procurement practices, and adherence to civil rights requirements.

Action Plan

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

Introduction

The City of Fayetteville receives an annual allocation of funds from four federal formula grant programs, which are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), the Housing Opportunities for Persons with HIV/AIDS (HOPWA) and the Emergency Solutions Grants (ESG) programs. These grant funds support community development programs, affordable housing development and preservation, housing and supportive needs for special needs and address homelessness in Fayetteville. In addition to the annual allocations, the City anticipates it will generate program income in the amount of \$82,394 for CDBG and \$226,059 for HOME housing programs.

PY 2025 is the first program year of the Five-Year 2025-2029 Consolidated Plan, and the City anticipates it will receive similar allocation amounts in each year of the Consolidated Plan period. The program year commences from July 1, 2025 through June 30, 2026.

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	\$1,708,868	\$82,394	\$0	\$1,791,262	\$7,165,048	PY 2025 is the first year of the 2025-2029 consolidated planning period. Administration funded at 20% and no more than 15% can be allocated towards public services. The expected amount remainder is 4x the annual allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$874,314	\$226,059	\$0	\$1,100,373	\$4,401,492	PY 2025 is the first year of the 2025-2029 consolidated planning period. There is a 25% grant match for HOME development activities. Admin is capped at 10% and 15% is reserved for CHDO development activities as required by grant guidelines. The expected amount remainder is 4x the annual allocation.

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$878,892	\$0	\$0	\$878,892	\$3,515,568	PY 2025 is the first year of the 2025-2029 consolidated planning period. A dollar for dollar match is required and a max 7.5% can be allocated towards administration. The expected amount remainder is 4x the annual allocation.
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$155,374	\$0	\$0	\$155,374	\$621,496	PY 2025 is the first year of the 2025-2029 consolidated planning period. A dollar for dollar match is required and a max 7.5% can be allocated towards administration. The expected amount remainder is 4x the annual allocation.

Table 11 - 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

CDBG funds do not require a match, however subrecipient service providers are encouraged to use the federal funds as leverage for other local or state resources for their programs. CDBG funds will support public services, public facility and infrastructure improvements, economic development opportunities, and nonprofit capacity building in the City of Fayetteville.

HOME funds require a 25% non-federal match, which will be provided by the City's general fund. A reserve of 15% of HOME funds will be allocated for the Community Housing Development Organizations (CHDO) set-aside, intended for the construction of single-family homes that will be available for acquisition by qualified low- and moderate-income homebuyers. Additionally, HOME funds will be utilized for affordable housing development activities, including providing loans to private developers for the construction or preservation of affordable rental units. The City also supports developers who receive federal Low Income Housing Tax Credits (LIHTC) for rental development projects. These City loans serve as gap financing, addressing any financing shortfalls that developers cannot cover through commercial lenders or other financing options. This approach allows the loans provided by the City to leverage both private funding from developers in the form of equity and market-rate loans, as well as public funds from the LIHTC program.

The City's allocation of HOPWA funds will support various initiatives, including tenant-based rental assistance, short-term rent, mortgage, and utility assistance, permanent housing placement, supportive services, and a housing trust fund. HOPWA funding helps clients secure and maintain stable living environments, thereby reducing homelessness. Notably, there is no match requirement for the HOPWA program.

ESG funds may be used for these five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, Homeless Management Information System (HMIS) data collection, as well as up to 7.5% of a grantee's allocation for administrative activities. ESG funds require a 1-to1 dollar match, which will be covered by service providers.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Fayetteville is currently working on an updated list of properties. Properties that can be used for future development will be identified and marketed.

The Fayetteville City Council has commissioned a study that identified nine catalyst sites for redevelopment adjacent to the Murchison Road Corridor. The City has successfully acquired 69 parcels, totaling approximately 15 acres, known as Catalyst Site 1. This is the first site selected by the City for redevelopment. The area has been cleared, and the City has funded a feasibility study and economic impact analysis for this site. Currently, the City is requesting proposals from qualified and experienced real estate developers interested in creating mixed-income housing, mixed-use commercial developments, and/or recreational spaces, both indoor and outdoor.

Another key site is the Centre City Business Park (CCBP), which consists of 41 parcels spanning approximately 8.77 acres. This site is owned by the City of Fayetteville and is located at the intersection of Gillespie and Blount Streets, just south of the downtown area. The City acquired this site over several years and has developed multiple plans for its use. Recently, the downtown area has experienced a significant increase in private investment. In light of this new investment, the City believes it is necessary to revisit the existing plans to ensure they remain relevant and that the development of the CCBP site encourages economic growth in the surrounding neighborhoods. The City is also seeking proposals from qualified and experienced real estate developers for mixed-income housing, mixed-use commercial developments, and/or recreational spaces, both indoor and outdoor, for this site.

Discussion

Funds will be used for activities that support the priorities of the City's consolidated plan, including affordable housing, economic development, neighborhood resources, public services, and administration and planning costs.

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	1A Affordable Housing Opportunities	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$594,320 HOME: \$1,012,942	Direct Financial Assistance to Homebuyers: 2 Households Assisted Rental units constructed: 30 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	2A Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$268,689	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
3	3A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Neighborhood Revitalization	CDBG: \$65,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	3B Blight Removal	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Neighborhood Revitalization	CDBG: \$130,000	Buildings Demolished: 10 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	4A Economic Development Opportunities	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Economic Development	CDBG: \$300,000	Jobs created/retained: 25 Jobs Businesses assisted: 10 Businesses Assisted
6	5A Nonprofit Capacity Building	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Nonprofit Capacity Building	CDBG: \$75,000	Other: 1 Other
7	6A Homelessness Housing & Service Programs	2025	2029	Homeless	Citywide Low/Mod Eligible	Addressing Homelessness	ESG: \$143,721	Homelessness Prevention: 500 Persons Assisted Homeless Person Overnight Shelter: 200 Persons Assisted
8	7A Housing & Supportive Services for HIV/AIDS	2025	2029	Non-Homeless Special Needs	Citywide Low/Mod Eligible	Housing & Supportive Services for HIV/AIDS	HOPWA: \$852,525	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted HIV/AIDS Housing Operations: 100 Households Assisted
9	8A Effective Program Management	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Management	CDBG: \$358,252 HOME: \$87,431 HOPWA: \$26,367 ESG: \$11,653	Other: 1 Other

Table 12 – Goals Summary

Goal Descriptions

1	Goal Name	1A Affordable Housing Opportunities
	Goal Description	Promote and assist in developing homeownership opportunities for low- and moderate-income persons & families; development of new affordable housing inventory, both rental and sales housing; preservation of existing owner and renter occupied housing inventory in the City of Fayetteville.
2	Goal Name	2A Services for LMI & Special Needs
	Goal Description	Provide supportive services programs and human services assistance for low- and moderate-income residents. Special needs programs will also target the elderly, persons with a disability and the homeless.
3	Goal Name	3A Improve Public Facilities & Infrastructure
	Goal Description	Provide funding to support the improvements and expansion of public facilities and infrastructure in low/mod areas of the City of Fayetteville. These efforts will help with the revitalization of these neighborhoods, and create a suitable living environment for LMI residents.
4	Goal Name	3B Blight Removal
	Goal Description	Provide funding to support the demolition and clearance of dilapidated and unsafe buildings in low/mod areas of the City of Fayetteville. These activities will revitalize communities and help improve the health and safety of low/mod neighborhoods.
5	Goal Name	4A Economic Development Opportunities
	Goal Description	Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance.
6	Goal Name	5A Nonprofit Capacity Building
	Goal Description	Promote and assist in training specifically designed programs and activities to increase the capacity of non-profit organizations to carry out specific HUD grant eligible neighborhood revitalization, housing, community development or economic development activities. Activities will include providing technical assistance and specialized training to staff.

7	Goal Name	6A Homelessness Housing & Service Programs
	Goal Description	Promote and assist in developing housing opportunities for individuals and families experiencing homelessness, and those who are at-risk of becoming homeless. Promote and assist in program support services for the homeless such as emergency shelters and street outreach services.
8	Goal Name	7A Housing & Supportive Services for HIV/AIDS
	Goal Description	Promote and assist housing subsidy programs and supportive services for individuals living with HIV/AIDS. Housing subsidy programs may include TBRA, STRMU, and permanent housing placement services.
9	Goal Name	8A Effective Program Management
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Fayetteville's PY 2025 Annual Action Plan contains goals, objectives, and descriptions of projects that implement the strategies established in the Consolidated Plan and meet the community's needs. This AAP constitutes the first year of the 2025-2029 Consolidated Plan. To address the priority needs identified in the plan, the City proposes the following projects:

Projects

#	Project Name
1	CDBG: Administration (20%)
2	CDBG: Public Services (15%)
3	CDBG: Public Improvements
4	CDBG: Demolition & Clearance
5	CDBG: Housing Rehabilitation
6	CDBG: Economic Development
7	CDBG: Nonprofit Capacity Building
8	HOME: Administration (10%)
9	HOME: CHDO Reserve (15%)
10	HOME: Affordable Housing Development
11	HOME: Homeownership Assistance
12	ESG2025 Fayetteville Homeless Programs
13	HOPWA: Admin
14	HOPWA: Housing & Supportive Services Programs

Table 13 - Project Information

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

The City of Fayetteville's projects will address the housing and community development needs and are consistent with the priorities and goals identified in the five-year Strategic Plan. The following needs are categorized by priority.

Addressing Neighborhood Resources such as public facilities and infrastructure improvements have been identified as a need in Fayetteville, specifically in low- and moderate-income areas. Public improvements are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data. For more details on low/mod target areas, see the AP-50. This need also includes the removal of blighted properties as this will remove unsafe structures in low/mod areas and improve the health and safety of residents in the area.

Public services that provide basic needs for LMI and special needs are a high priority. These services focus

on helping individuals and families avoid housing instability that may lead to homeless. This need exceeds the amount of funds available as there is a 15% grant cap allocation for public services.

Economic development opportunities will address the needs of small businesses to create and retain jobs. This need will be supported by direct financial assistance and technical assistance. Nonprofit capacity building is also a need as these activities will increase the capacity of non-profit organizations to carry out specific HUD grant eligible neighborhood revitalization, housing, community development or economic development activities.

The development of new affordable housing, as well as the preservation of existing affordable housing units, for both rental and homeowners, remains one of the highest priorities in the City. These needs are addressed by CDBG and HOME funds as eligible under each grant guideline. Activities include direct financial assistance, rental housing construction, existing homeowner housing rehab, and other homeownership opportunities through CHDO housing developments.

Homeless strategies that work to end homelessness in Fayetteville are a priority and this need is addressed primarily through the ESG program. The City will fund services that help with homeless prevention and rapid rehousing activities to help families avoid homelessness, and emergency shelter services for persons experiencing homelessness. Shelter services are limited as there is a 60% grant cap allocation for this type of activity.

The HOPWA program addresses the needs of individuals and their family members living with HIV/AIDS. HOPWA grant funds may be used to fund supportive services and housing subsidy programs such as tenant-based rental assistance (TBRA), short-term rent, mortgage, and utility assistance (STRMU) or other permanent housing placement activities.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration (20%)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	8A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: \$358,252
	Description	The City will fund administration, planning, and management costs associated with coordinating, administering, and monitoring CDBG funded programs and activities during the program year.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include general admin and planning (21A).
2	Project Name	CDBG: Public Services (15%)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	2A Services for LMI & Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$268,689
	Description	The City will fund public service activities that include community outreach, employment, homebuyer counseling, homeless prevention, homeless support and other public service activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
	Location Description	Citywide, eligible.

	Planned Activities	Planned activities include: LIST
3	Project Name	CDBG: Public Improvements
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3A Improve Public Facilities & Infrastructure
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$65,000
	Description	The City will fund neighborhood revitalizations efforts such as public improvements to streets, sidewalks and facilities in low/mod areas. All investment activities will either benefit low- and moderate-income people or provide a low- and moderate-income area benefit.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include: LIST
4	Project Name	CDBG: Demolition & Clearance
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3B Blight Removal
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$130,000
	Description	The City will fund blight removal activities will be made available with CDBG funds for neighborhood improvements and removal of blighted properties. All investment activities will either benefit low- and moderate-income people or provide a low- and moderate-income area benefit.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Buildings Demolished: 10 Buildings
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include the demolition and clearance of unsafe structures (04).
5	Project Name	CDBG: Housing Rehabilitation
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$594,320
	Description	The City will use CDBG funds to contract with local non-profits, Fayetteville Urban Ministries and Fayetteville Area Habitat for Humanity to offer emergency home repair grants to meet urgent repair needs of our eligible homeowners.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 50 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include homeowner housing rehab activities through Fayetteville Urban Ministries and Fayetteville Area Habitat for Humanity (14A).
6	Project Name	CDBG: Economic Development
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	4A Economic Development Opportunities
	Needs Addressed	Economic Development
	Funding	CDBG: \$300,000

	Description	The City will fund economic development opportunities to for-profit small business, including, but not limited to, grants, loans, technical assistance, and other forms of support, for any activity where the assistance is appropriate to carry out an economic development project. This assistance will help small businesses create/retain jobs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 25 Jobs Businesses assisted: 10 Businesses Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include small business assistance to help create/retain jobs (18A & 18B).
7	Project Name	CDBG: Nonprofit Capacity Building
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	5A Nonprofit Capacity Building
	Needs Addressed	Nonprofit Capacity Building
	Funding	CDBG: \$75,000
	Description	The City will fund activities that enhance the capacity and ability of nonprofits to carry out community development and affordable housing activities that benefit low- and moderate-income persons.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include capacity building for local nonprofit organizations (18C).
8	Project Name	HOME: Administration (10%)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	8A Effective Program Management

	Needs Addressed	Effective Program Management
	Funding	HOME: \$87,431
	Description	The City will fund administration, planning, and management costs associated with the HOME program in PY 2025.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include general admin and planning of the HOME program.
9	Project Name	HOME: CHDO Reserve (15%)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$131,147
	Description	The City will set aside 15% of the HOME allocation for Fayetteville Area Habitat for Humanity, a certified CHDO for the construction of single family affordable homes.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 2 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include CHDO affordable housing development activities such as the construction of single-family housing for homeownership.
10	Project Name	HOME: Affordable Housing Development
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Opportunities
	Needs Addressed	Affordable Housing

	Funding	HOME: \$681,795
	Description	The City will allocate HOME funds for projects that increase the number of affordable rental housing units for LMI families within the city limits of Fayetteville.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 30 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include the acquisition/construction of new affordable rental housing units.
11	Project Name	HOME: Homeownership Assistance
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$200,000
	Description	The City will support LMI first-time homebuyers purchasing a home within the City limits of Fayetteville by offering a subordinated loan to assist with the down payment or closing costs. Eligible applicants must participate with a homebuyer education program in order to qualify.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Direct Financial Assistance to Homebuyers: 2 Households Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include the homeowner assistance program that will provide direct financial assistance to eligible homebuyers to help purchase a home.
12	Project Name	ESG2025 Fayetteville Homeless Programs
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	6A Homelessness Housing & Service Programs

	Needs Addressed	Addressing Homelessness
	Funding	ESG: \$155,374
	Description	The City will utilize ESG to fund street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, Homeless Management Information System (HMIS) data collection, as well as up to 7.5% of a grantee's allocation for administrative activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homelessness Prevention: 500 Persons Assisted Homeless Person Overnight Shelter: 200 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities may include street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, Homeless Management Information System (HMIS) data collection, as well as up to 7.5% of the grant allocation for administrative activities.
13	Project Name	HOPWA: Admin
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	7A Housing & Supportive Services for HIV/AIDS
	Needs Addressed	Housing & Supportive Services for HIV/AIDS
	Funding	HOPWA: \$26,367
	Description	The City will fund administration, planning, and management costs associated with the HOPWA program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include general admin and planning of the HOPWA program.
	Project Name	HOPWA: Housing & Supportive Services Programs

14	Target Area	Citywide Low/Mod Eligible
	Goals Supported	7A Housing & Supportive Services for HIV/AIDS
	Needs Addressed	Housing & Supportive Services for HIV/AIDS
	Funding	HOPWA: \$852,525
	Description	The City will fund housing subsidy programs such as the Tenant Based Rental Assistance (TBRA) program and Supportive Services for individuals with HIV/AIDS. Other housing activities that will be available includes permanent housing placements, short-term rent, mortgage, and utility assistance, and leasing short term assistance services to include hotel/motel vouchers while waiting for housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance: 100 Households Assisted HIV/AIDS Housing Operations: 100 Households Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include TBRA and supportive services for HOPWA eligible households.

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

The City does not allocate funding solely based on any specific geographic requirements other than meeting the low/mod criteria as defined in this section. HUD funded programs are available for use throughout the City as long as activities target eligible low/mod persons or households.

See Discussion for areas with a concentration of low/mod households and minority populations.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Low/Mod Eligible	100

Table 14 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Affordable housing activities are funded through the HOME program, and these funds may target any eligible low- to moderate-income household living within Fayetteville. ESG funds may target those experiencing homelessness or at risk of homelessness citywide. HOPWA funds are targeted towards individuals living with HIV/AIDS living in Fayetteville.

Specifically for CDBG, when planned activities are intended to serve individuals or households directly (LMC/LMH), beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a low/mod community or neighborhood (LMA). These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low-to moderate-income (or 51%). Public facility improvement activities may also be targeted specifically to special need groups such as the elderly, persons with a disability and the homeless, in which case these accomplishments will be reported by persons served (LMC).

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

Discussion

Low-Income Households Concentration

A “low-income concentration” is any census tract where the median household income for the tract is 80% or less than the median household income for the City of Fayetteville. According to the 2019-2023 ACS 5-Year Estimates, the Median Household Income in Fayetteville is \$56,395. A tract is considered to have a low-income concentration if the MHI is \$45,116 or less. A majority of low-income concentrated tracts are located in the downtown area and then spread out into scattered tracts into the western areas of the City. These tracts are: 02.00, 05.00, 10.00, 11.00, 12.00, 14.02, 17.01, 19.03, 23.01, 23.02, 24.01, 24.02, 25.05, 33.02, 33.16, 34.10 & 38.00.

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s citywide percentage. Data was taken from the 2019-2023 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1% of the City’s population were analyzed.

Black or African American, non-Hispanic: Black, non-Hispanic persons make up 41.0% of the citywide population, and a census tract is considered a concentration if 51.0% of the population is part of this racial group. There are two main areas with a concentration. The downtown area combined with areas just northwest of it have a concentration. These tracts are: 02.00, 14.02, 38.00, 10.00, 11.00, 12.00, 23.01, 23.02, 24.01 & 24.02. There is a concentration in the western part of the City in tracts 32.05, 33.02, 33.07, 33.10, 33.11, 33.12 & 33.14.

Asian, non-Hispanic: Approximately 3.0% of the population identifies as Asian. A census tract is considered a concentration if 13.0% of the population is part of this racial group. There are no census tracts with a concentration.

Hispanic: Hispanic persons make up 13.0% of the citywide population, and a census tract is considered a concentration if 23.0% of the population is part of this racial group. There are two tracts out in the western part of the City with a concentration: 33.02 & 34.03.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Fayetteville will support affordable housing projects with significant resources in this AAP with its CDBG and HOME by offering complete and emergency housing rehabilitation assistance, single-family housing construction (CHDO), and multi-family rental housing construction. The annual goals in this section project the outcome estimates of housing assistance for non-homeless households.

This section only reports on CDBG and HOME housing program activities. Affordable housing will meet the terms that are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeowners as applicable to the select activities under each grant.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	84
Special-Needs	0
Total	84

Table 15 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	34
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	84

Table 16 - One Year Goals for Affordable Housing by Support Type

Discussion

HOME:

Direct Financial Assistance to Homebuyers: 2 Households Assisted

Rental units constructed: 30 Household Housing Unit

Homeowner Housing Added (CHDO): 2 Household Housing Unit

CDBG:

Homeowner Housing Rehabilitated: 50 Household Housing Unit

AP-60 Public Housing – 91.220(h)

Introduction

Fayetteville Metropolitan Housing Authority's (FMHA) mission is to meet its community's housing needs by providing decent, safe and affordable housing. It is the goal of the FMHA to promote self-sufficiency, personal growth and neighborhood revitalization by maximizing its resources and maintaining the fiscal veracity of the agency. It is FMHA's belief that housing is a basic right and the substance for a successful life. The FMHA staff are committed to serving the Fayetteville community in a manner that demonstrates professionalism, care and consideration.

The Fayetteville Metropolitan Housing Authority administers over 1,700 Housing Choice Vouchers as well as an additional 200+ VASH vouchers. Demand for quality Section 8 Housing rental exceeds the supply of decent, affordable rental units.

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

The Fayetteville Metropolitan Housing Authority (FMHA) is currently applying to the Department of Housing and Urban Development (HUD) for Rental Assistance Demonstration (RAD) approval for 124 scattered-site single-family housing units that it owns. FMHA plans to sell these units through a new homeownership program in collaboration with the City of Fayetteville. The homes will be made available to low- and moderate-income families. Proceeds from the sales will be used to construct a new replacement housing community. Residents who are displaced by these sales will be relocated to other affordable housing units managed by FMHA.

This planned RAD project follows the successful completion of a previous RAD initiative by FMHA. In May 2018, FMHA finalized the RAD transaction for the demolition of 216 units at Grove View Terrace. A few years later, in May 2021, it was reopened as Cross Creek Pointe, featuring 272 new replacement units.

Additionally, Hillside Manor has been converted to RAD, and FMHA, LLC is currently working on plans to replace the existing 32 elderly-only housing units at Hillside Manor with modern, 504-accessible apartment units that include necessary amenities for the elderly and disabled. FMHA will implement security improvements in public housing as funding becomes available and will continue upgrading units within the developments using available Capital Fund Program (CFP) funds.

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

The FMHA takes comments from the Resident Advisory Board into consideration for the development of its Five Year and Annual Plans. The FMHA has a resident council composed of a representative from every public housing community.

The FMHA runs a Family Self-Sufficiency (FSS), which is a program designed to help low-income families gain education and job skills in order to improve their family's financial situation and overall quality of life. The FSS program is available to low-income families and single persons who live in public housing and are interested in pursuing further education in the form of GED, high school diploma, training certificate or a college degree. Applicants may currently be enrolled in a school or a job-training program, be receiving welfare, be employed or unemployed. By participating in the FSS program, participants become eligible for an escrow account if they begin employment or report a pay increase. Money is deposited into their escrow account monthly. Services offered in the FSS program also include case management services, education assistance, quarterly food boxes, transportation, a computer lab and free tax preparation services.

The FMHA also runs a HEARTS Thrift Store, which stands for Housing Employees Assisting Residents Thrift Store. The thrift store has a unique system where residents can earn HEARTS dollars by attending virtual educational workshops and community partner workshops. HEARTS dollars can then be used to purchase cleaning supplies, kitchen towels, dishwashing liquid, laundry detergent, and many other items that are stocked in the HEARTS store.

The FMHA also has a Resident Opportunity and Self-Sufficiency (ROSS) program, which links residents of public housing with supportive services and activities that enable them to make progress towards economic independence and housing self-sufficiency. This support may include, but is not limited to, connecting FMHA residents directly with services or coordinating available resources in the community to meet those needs. Services offered through ROSS include, but are not limited to tutoring and homework services, scholarship programs, assistance with college applications, life skills, English as a second language, work experience, personal finance skills, nutrition and health lifestyles and other life-long learning resources.

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

The Fayetteville Metropolitan Housing Authority is not designated as a troubled housing authority.

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

Introduction

The lead agency for the Fayetteville-Cumberland County Continuum of Care (CoC) is Cumberland County. Membership in the CoC is available to any community stakeholder, with final membership decisions made by the CoC Board. This Board establishes priorities and strategies and is divided into work groups that offer feedback on the CoC's goals and strategies. Additionally, the Board encourages individuals who are currently experiencing homelessness or who have previously been homeless to share their insights during public CoC meetings, which are held quarterly.

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 Continuum of Care has implemented the Coordinated Entry (CE) system, which is managed by Cumberland HealthNET. CE serves as a housing referral service that connects individuals to various partner agencies within the Fayetteville-Cumberland County CoC. Its goal is to minimize misdirection by enabling access to multiple agencies through a single phone number: (844) 401-HOPE (4673). Most partner agencies operate during standard business hours. Please note that the system does not provide emergency services but is designed to prioritize limited resources for the most vulnerable residents.

Renovations at 128 S. King Street and the Day Resource Center were completed in August 2023. The center now offers health services, counseling, and other relevant support for individuals experiencing homelessness. Daily meals, showers, and laundry services are available. This multipurpose facility is designed to meet the needs of homeless individuals by bringing various service providers under one roof, making it easier for them to access the assistance they require.

Additionally, the City of Fayetteville's HOPWA allocation will be directed towards a housing trust fund. This funding will support tenant-based rental assistance, short-term rent, mortgage, and utility assistance, as well as supportive services and administrative costs needed to address the housing needs of low-income individuals living with HIV/AIDS and their families.

The City collaborates with the CoC) to conduct the annual Point-in-Time (PIT) homeless survey, which takes place each year in late January. The PIT survey aims to measure the number of individuals and families experiencing homelessness, both sheltered and unsheltered, on a specific night in the community. In 2024, the PIT count was conducted on January 25. Preliminary results indicate that there was approximately a 21% decrease in Cumberland County's homeless population compared to 2023. A total of 374 homeless individuals were counted, which includes those without shelter, those in emergency shelters, and those in transitional housing. Among these, 253 individuals were identified as unsheltered. The estimates obtained from the PIT count are essential for determining funding priorities and directing resources each year.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Salvation Army operates an emergency shelter that currently offers a minimum of 54 beds for the homeless, with the capacity to increase to 65 beds based on demand for a given night. The Manna Dream Center, formerly known as the Hope Center Homeless Shelter, provides 20 beds specifically for men who commit to the Housing First approach. Clients can receive referrals to various agencies that offer mental health services, veteran services, employment assistance, permanent housing support, and help for domestic violence victims. Daily meals, laundry services, and showers are also available. Additionally, Operation Inasmuch provides another emergency shelter focused on serving men. Homeless shelters are often found in low- and moderate-income areas, as well as areas with high minority concentrations.

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 CoC has implemented a Coordinated Entry (CE) system, with Cumberland HealthNET serving as the lead organization. The CE process evaluates individuals as they present for assistance and directs them to the most suitable resources, including diversion, emergency shelter, transitional housing, or permanent supportive housing, based on their specific needs.

There is a significant demand for more rapid rehousing options in the area. Care providers estimate that approximately 80% of the homeless population would stabilize quickly if they could be rehoused. The CE process ensures that individuals experiencing a housing crisis are assessed promptly, referred, and connected to local resources that align with their strengths and needs.

For face-to-face assistance, individuals can visit the Fayetteville Day Resource Center from 9 AM to 3 PM, Monday through Friday, or reach out by phone at 844-401-HOPE. Additional information can be found at: <https://www.fayccoc.org/housing>.

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

Hospitals are required to have written discharge policies that outline "appropriate referral and transfer plans." This includes assessing a patient's ability for self-care and determining if they can be discharged to "the environment from which they entered the hospital." The specifics of each discharge depend on the

individual being discharged, their primary and behavioral health needs, and the resources and support available to them.

While healthcare facilities aim to send individuals home or to family members, there are times when patients are discharged to a nursing home, rehabilitation hospital, or, as a last resort, a non-HUD-funded shelter. Although all discharge plans include measures to prevent individuals from being sent into homelessness, the availability of options is often limited, leading some discharged individuals to end up living on the street. Furthermore, some shelters have policies against accepting individuals directly from hospitals.

Those discharged from hospitals and correctional facilities are sometimes sent to specific shelters designed for individuals exiting incarceration, like the Fayetteville-Cumberland Reentry Council. However, these shelters do not have contracts with the institutions, which means individuals arriving there may be unplanned and, consequently, turned away.

The Cumberland County Department of Social Services offers a variety of services to assist low-income individuals and help them maintain stability. These services particularly target populations that significantly overlap with homeless communities, including those struggling with addiction and mental health issues.

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	200

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Fayetteville, NC. To ensure that all residents are protected under local, state and Federal laws, and to adhere with HUD regulations on fair housing, the City has taken steps to promote and educate its officials, staff, and residents on what HUD defines as fair housing and discrimination in housing. Further, the City has identified what steps it must take to affirmatively further fair housing; overcome the barriers identified; and what the consequences are for those who do not adhere to a policy of fair housing and non-discrimination.

The City's primary tool to identifying negative effects of public policy and barriers to affordable housing is the Analysis of Impediments to Fair Housing Choice (AI). In a joint effort with Cumberland County, the City developed an AI on April, 20, 2020 to identify these impediments in the area. The AI reviews the community demographics, housing market, community assets, public and private policies, and procedures affecting fair housing choice and affordable housing. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The AI serves as the basis for fair housing planning, provides essential information to policy makers, administrative staff, housing providers, and lenders. Six (6) barriers to fair housing choice and affordable housing were identified. The current impediments are:

Impediment 1: Fair Housing Education and Outreach

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities, and the disabled population.

Impediment 2: Quality of Rental Housing vs. Affordability

The City and County have a large supply of rental housing that does not meet minimum property standards and 35.9% of all households are cost overburdened.

Impediment 3: Lack of Quality Affordable Homeowner Housing

There is a lack of housing resources for LMI households to purchase a home. Many houses that are available for purchase are in need of substantial rehabilitation work.

Impediment 4: Continuing Need for Accessible Housing Units

As an older built-up environment, there is a lack of accessible housing units in the City and County. 21.9% of the County's housing units (including the City of Fayetteville) were built over 60 years ago and do not have accessibility features, while 16.6% of the County's population is classified as disabled.

Impediment 5: Economic Issues Affecting Housing Choice

There is a lack of economic opportunities in the City and County which prevents low-income households from increasing their financial resources to be able to choose to live outside areas of concentrated poverty.

Impediment 6: Impacted Areas of Concentration

There are specific high poverty, racially segregated areas throughout the City and County where the concentration of low-income minority persons exceeds 70% of the area's corresponding population.

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's and Cumberland County's 2020 AI, identified the following Impediments and strategies for ameliorating them are as follows:

Impediment 1: Fair Housing Education and Outreach

Goal: Improve the public's and local officials' knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing throughout the City and County.

Strategies:

- **1-A:** Continue to promote Fair Housing awareness.
- **1-B:** Continue to prepare and distribute literature and informational material concerning fair housing issues and protections under the Fair Housing Act.
- **1-C:** Educate residents that they have the right to live outside concentrated areas of poverty.
- **1-D:** Work with the local Board of Realtors to educate and promote fair housing.
- **1-E:** Strive for better intergovernmental cooperation identify and address potential barriers to affordable housing choice.
- **1-F:** Publish forms, informational material, etc. in both English and Spanish.

Impediment 2: Quality of Rental Housing vs. Affordability

Goal: Increase the supply of decent, safe, sound and affordable rental housing through new construction and rehabilitation.

Strategies:

- **2-A:** Provide funding and incentives for the rehabilitation of rental housing for LMI renters.
- **2-B:** Continue to enforce local codes and ordinances, and develop a Rental Registry Program.
- **2-C:** Promote and encourage the PHA to offer voucher holders the option to convert to homeownership.
- **2-D:** Continue to support LIHTC to develop decent, safe, sound and affordable rental housing.
- **2-E:** Target and rehab rental housing in target areas.

Impediment 3: Lack of Quality Affordable Homeowner Housing

Goal: Increase the supply of various types of affordable housing for sale through new construction and rehabilitation activities.

Strategies:

- **3-A:** Financially support and assist LMI households to purchase homes at affordable prices.
- **3-B:** Support and promote the development of affordable infill housing on vacant land.
- **3-C:** Continue to fund and support homeowner rehab and emergency repair programs.
- **3-D:** Provide financial and development incentives.
- **3-E:** Encourage and promote the development, construction, and/or rehabilitation of mixed-income housing in areas that are not low-moderate income.
- **3-F:** Target and rehab homeowner-occupied housing in target areas.

Impediment 4: Continuing Need for Accessible Housing Units

Goal: Increase the number of accessible units for the physically disabled and developmentally delayed through new construction and rehab of existing housing.

Strategies:

- **4-A:** Promote programs to increase the amount of accessible housing through rehab of existing housing.
- **4-B:** Encourage the development of new construction of accessible housing through financial or development incentives.
- **4-C:** Continue to enforce ADA and Fair Housing requirements for landlords to make “reasonable accommodations” for tenants who are disabled.
- **4-D:** Continue to promote programs to assist elderly homeowners with accessibility improvements to their properties so they may remain in their own homes.

Impediment 5: Economic Issues Affecting Housing Choice

Goal: The local economy will continue to improve by providing new job opportunities, which will increase household income, and will promote fair housing choice.

Strategies:

- **5-A:** Strengthen partnerships that enhance local businesses, expand the tax base, and create a more sustainable economy for residents and businesses.
- **5-B:** Support and enhance workforce development and skills training that results in increased job opportunities and a living wage.
- **5-C:** Continue to support programming that enhances entrepreneurship and small business development, expansion, and retention within LMI, and minority neighborhoods.
- **5-D:** Continue to promote and encourage economic development with local commercial and industrial firms to expand their operations and increase employment opportunities.
- **5-E:** Support and enhance entrepreneurship training programs, with a particularly focus on programs that assist women, minority, and veteran-owned businesses.

Impediment 6: Impacted Areas of Concentration

Goal: Promote the de-concentration of minorities outside the Central and Northern sections of the City and areas of the County bordering Fort Bragg in order to reduce minority concentration.

Strategies:

- **6-A:** Support, promote, and plan for affordable housing developments outside areas of minority concentration.
- **6-B:** Market and promote housing opportunities for minorities outside areas of minority concentration.
- **6-C:** Provide assistance to minority households to locate their residences outside areas of high minority concentration.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Fayetteville has outlined several actions to improve community welfare: Address obstacles to meeting the needs of underserved populations; Foster and maintain affordable housing options; Reduce hazards associated with lead exposure; Decrease the number of families living at or below the poverty line; Develop institutional structures to support these initiatives; Enhance coordination between public and private housing as well as social service agencies. A summary of these actions is provided in this section.

Actions planned to address obstacles to meeting underserved needs

Despite the efforts made by the City of Fayetteville and various social service providers, several significant obstacles remain in addressing the needs of underserved populations. The most pressing challenge is the scarcity of funding resources, which severely limits the City's ability to support many valuable public service programs, activities, and agencies. Through careful planning, the City aims to allocate its limited resources to address the most critical needs and enhance the quality of life for its residents. The following obstacles must be overcome to effectively meet the needs of underserved communities:

- Lack of decent, safe, sound, and affordable owner and renter housing.
- The transition of owner-occupied housing into renter-occupied housing.
- Aging in place population who need accessibility improvements.
- Need significant rehabilitation of the City's aging housing stock.
- The increasing number of vacant and abandoned properties.
- Low wages in the service and retail sector job market.
- Vacant and abandoned buildings in major commercial corridors.

Actions planned to foster and maintain affordable housing

The City will directly assist low- and moderate-income (LMI) households with affordable housing programs through the CDBG and HOME programs. These planned activities will include homeowner-occupied and renter-occupied housing rehabilitation; new rental construction; new homebuyer opportunities such as downpayment assistance and new affordable housing construction; and Community Housing Development Organization (CHDO) affordable housing development activities. These activities will benefit LMI households throughout the City. See the AP-20 goals for a list of affordable housing outcomes.

HOPWA program funds will target individuals and their families that are living with HIV/AIDS. Housing subsidy programs that are eligible under this program are short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family (STRMU) and tenant-based rental assistance (TBRA).

Actions planned to reduce lead-based paint hazards

A significant number of housing units in Fayetteville were built before 1980, increasing the risk of lead-based paint hazards for residents living in the area. According to the 2019-2023 ACS, 48% of owner-occupied housing and 40% of renter-occupied housing were built before 1980 – over 35,000 total housing units in the City.

The revised federal regulations regarding lead-based paint, published on September 15, 1999, under Title 24 Part 35, have significantly impacted various activities such as rehabilitation, tenant-based rental assistance, and property acquisition supported by the CDBG, HOME, and HOPWA programs. The City of Fayetteville will adhere to these regulations, which focus on the prevention of lead-based paint poisoning in certain residential structures. Program staff will monitor compliance by property owners with any ongoing lead-based paint maintenance activities, when applicable.

For any housing rehabilitation program using Federal funds, the City of Fayetteville will ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- The contractor handbook includes guidelines prohibiting the use of lead-based paints in new construction and citing safety regulation 40 CFR Part 745 for housing rehabilitation.

Program staff monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

Actions planned to reduce the number of poverty-level families

The activities in this plan work directly to reduce poverty and alleviate homelessness in the City of Fayetteville. CDBG public service programs, economic development, nonprofit capacity building and neighborhood revitalization programs are aimed at improving accessibility and quality of life for residents. The City's primary emphasis in regard to anti-poverty strategies is to provide lower income individuals

and families with a range of support services that will assist them against housing instability and then work with them with self-sustainability.

HOME funded affordable housing development and preservation programs will create and maintain living conditions that help LMI households avoid homelessness. ESG funds will fund homeless prevention activities and homeless services. These programs are designed to help them attain economic sustainability. Finally, HOPWA programs will help persons living with HIV/AIDS with housing subsidy programs and supportive services that alleviate the risk of homelessness with this vulnerable population.

The City will select projects for funding that are designed to reduce the number of persons in poverty. The City will also collaborate with other City departments, nonprofit service providers and local organizations that operate programs that similarly have a goal of reducing the poverty level in Fayetteville. Actions that the City may implement include:

- Target federal funds to low/mod block group tracts which are likely have high poverty rates;
- Target federal funds to remove blight in low/mod areas, which will improve the health and safety for residents living in these areas;
- Provide public service programs that offer services to LMI persons that will improve the quality of life;
- Provide supportive services for special needs groups such as those with a disability, the elderly, and the homeless;
- Provide nonprofit capacity building for local organizations to help increase the number of capable service providers in the City;
- Provide economic development opportunities for small businesses that will help retain jobs in low/mod areas;
- Expand and preserve the affordable rental housing stock;
- Provide funding for housing rehabilitation programs that will help preserve affordable housing for LMI households;
- Provide homeless prevention for individuals and families at risk of homelessness;
- Provide housing subsidy assistance and supportive services for individuals living with HIV/AIDS for the prevention of homelessness for this vulnerable group.

Actions planned to develop institutional structure

The City of Fayetteville works with the following agencies to enhance coordination:

- **City of Fayetteville - Economic & Community Development:** The department oversees the CDBG, HOME, and HOPWA programs.
- **Fayetteville Metropolitan Housing Authority:** The PHA oversees the improvements to public housing communities and the Section 8 Housing Choice Voucher Program.
- **Housing Developers:** Local housing developers are contracted and oversee the development of

affordable housing through Low-Income Housing Tax Credits (LIHTC) and City funds.

- **Social Services Agencies:** The City provides funds to nonprofit community development and social service agencies to address the needs of low- and moderate-income persons.
- **Housing Providers:** The City provides funds to rehabilitate and develop affordable housing for low- and moderate-income families and individuals.
- **Cumberland County Department of Social Services:** The County department provides mainstream social services to individuals and families in the City of Fayetteville and Cumberland County.
- **Cumberland County:** The County oversees the Continuum of Care for Fayetteville-Cumberland County.

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

Public Institutions: The City will serve as a clearinghouse and facilitator for many of the activities outlined in the annual action plan. As the local government entity, the City is authorized to apply for and manage certain types of grants. Support from the City, such as a certification of consistency or another formal document, may be sufficient for some activities. Other activities will require more direct involvement from the City, including securing funding, acquiring land or buildings, or organizing meetings among various agencies to resolve differences or develop strategies for seizing opportunities. The City will continue to manage the CDBG, HOME, ESG, and HOPWA programs.

The Fayetteville Metropolitan Housing Authority (FMHA) oversees public housing and the Section 8 Housing Choice Voucher programs throughout the city. FMHA is responsible for managing and maintaining public housing units. The authority is committed to modernizing these units to ensure they provide decent and affordable housing for residents in the city.

Nonprofit Organizations: Nonprofit housing agencies play a crucial role in implementing this plan. They facilitate the construction of new housing and the rehabilitation of existing units by accessing various financing sources, such as the Low Income Housing Tax Credit, Golden LEAF funding, and charitable contributions. These efforts help increase the supply of affordable housing. While some organizations focus on rehabilitating single units for resale to first-time homebuyers, others work on developing assisted rental properties. In the future, collaboration between these groups and social service agencies that support specific special needs populations will help address the goals outlined in the Five Year Consolidated Plan, specifically the creation of supportive and affordable housing opportunities.

Social service agencies serve as a vital link between housing provisions and the populations they aim to assist. These agencies work directly with service providers for individuals with special needs, including those with mental health issues, intellectual disabilities, the elderly, and individuals struggling with drug and alcohol addiction, as well as families at risk of becoming homeless. While these agencies do not provide housing directly, they play an essential role in directing housing efforts where they are needed

and in planning housing and services for specific target populations. Emergency shelters, such as the Salvation Army and Endeavors, will continue to offer shelter for the homeless.

Private Industry: The City offers various programs aimed at supporting job development and retention for private businesses. These programs include small business consulting, loans, and grants tailored to assist entrepreneurs in high, low, and moderate-income areas. Furthermore, the City implements larger financial incentive programs to attract businesses that create well-paying jobs for local residents.

Program Specific Requirements

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

Introduction:

The City of Fayetteville receives an annual allocation of CDBG, HOME, ESG and HOPWA funds. This section describe the program specific requirements of each grant.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	82,394
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:	82,394

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%

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 does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b).

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:

Sale of Property During Affordability Period (Homeownership) - In the event of the sale or otherwise transfer of HOME financed property prior to the expiration of the affordability period, the City will seek to recapture a portion of the HOME subsidy. The portion of HOME subsidy due to the City decreases year by year during the affordability period.

The following is the City's recapture policy for homes sold during their affordability period:

- For affordability periods of five years, the City will forgive the full HOME subsidy amount at five (5) years after the purchase of the property. Should the property be sold or transferred prior to this date, the full HOME subsidy is due to the City for recapture.
- For affordability periods of ten years, the full HOME subsidy amount is due if the property is sold or transferred before year 5. After year 5, the amount due will be decreased by 20% until the affordability period ends at year 10.
- For affordability periods of fifteen years, the full HOME subsidy amount is due if the property is sold or transferred before year 5. After this date, the amount due is reduced by 10% until the affordability period ends at year 15.

Sale of Property During Affordability Period (Rental Development Projects) - In the event of the sale or otherwise transfer of the HOME financed rental property prior to the expiration of the affordability period, the recapture of the full HOME subsidy is required. This equates to the original HOME loan amount provided to the developer minus loan payments already received from the developer, 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 developer to repay an amount greater than the net proceeds available after foreclosure sale.
- The City shall attempt to collect only the amount of its entire HOME subsidy and shall allow the developer to retain all appreciation from the sale once the City has been repaid its HOME funds.
- During the affordability period, a rental housing developer will not be permitted to refinance the

property without the approval of the City of Fayetteville.

Resale Price of Property – Under the resale provisions (24 CFR 92.254(a)(5)(i)), the City of Fayetteville would be required to enforce that the property is sold to another low-income homebuyer who will use it as his or her principal residence. The original homebuyer would receive a fair return on investment to include the homebuyer’s down payment plus capital improvements made to the house. The property would be sold at a price that remains affordable to a reasonable range of low-income homebuyers.

- Homebuyers that are considered program qualified to purchase an affordable home have incomes between 60% and 80% of an area’s median income.
 - The City of Fayetteville does not currently adhere to the Resale provisions and, as such, is not required to enforce the resale of property to a low- or moderate-income 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:**

In accordance with the HUD Regulations found in 24 CFR 92.254(a)(5)(ii), the City of Fayetteville's policy addresses the issues of sale or transfer of ownership of property financed with HOME assisted funding. The City of Fayetteville has opted to use the recapture provisions by requiring a prorated amount of HOME subsidy if the property is sold during the period of affordability.

Affordability Period: HOME project owners/buyers are required to maintain HOME funded properties as affordable housing for a minimum affordability period based on the amount of HOME funds spent on the project. The Homeownership guidelines are as follows:

Under \$15,000 per unit: 5 years

\$15,000 - \$40,000 per unit: 10 years

Over \$40,000: 15 years

Throughout the affordability period, income-eligible households must occupy the HOME-assisted housing.

- 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 of Fayetteville does not intend to refinance any existing debt for multifamily housing that will

be rehabilitated with HOME Funds.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Not applicable. The City of Fayetteville does not plan to fund TBRA activities with FY 2024 HOME program funds.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Not applicable. The City of Fayetteville does not plan to fund TBRA activities with FY 2024 HOME program funds.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

In accordance with 24 CFR 92.253(d)(3), an owner of a rental housing project assisted with HOME funds must comply with the affirmative marketing requirements established by the City of Fayetteville pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the City such as persons with a disability or other special needs. However, at this time, there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the City's HOME program funds, such as persons with a disability or those with other special needs. HOME funds must, however, target low- to moderate-income households. The City does not discriminate and provides equal access to all eligible households.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

- 1. Include written standards for providing ESG assistance (may include as attachment)**

The City is adopting the Fayetteville/Cumberland County Continuum of Care on Homelessness NC511 Policies and Procedures Manual Written Standards until such a time the City, in collaboration with the Fayetteville/Cumberland County Continuum of Care and ESG community partners can write ESG written Standards for the entitlement.

- 2. If the Continuum of Care has established centralized or coordinated assessment system that meets**

HUD requirements, describe that centralized or coordinated assessment system.

The CoC has adopted Coordinated Entry, which is a housing referral service utilizing partner agencies of the Cumberland County Continuum of Care. Coordinated Entry seeks to reduce instances of misdirection by providing access to multiple agencies through one phone number, and can be reached by dialing (844) 401-HOPE (4673). Coordinated entry allows the community to determine on one or two central prioritizing principles by which the community can make decisions on how to utilize its resources most effectively. The coordinated entry process focuses on prioritizing people who are most likely to need assistance because of physical or behavioral health issues, vulnerability to death or victimization while homeless, or the circumstances of their homelessness. These prioritization approaches ensure that across all subpopulations and people with various types of disabilities, those most vulnerable, at highest risk of continued homelessness, or with the most severe service needs will be prioritized for assistance. The coordinated entry process can prioritize who will receive assistance based on need. This coordinated entry system covers the entire geographic area of Fayetteville and Cumberland County. Individuals and families who are homeless or at-risk of homelessness can present for services at any participating housing and service provider in the county at the designated access points.

All projects funded through the local Continuum of Care (CoC) and Emergency Solutions Grant (ESG) Programs are required to participate in the local coordinated entry. The CoC aims to have all homeless assistance projects participating in its coordinated entry process and works with all local projects and funders in its geographic area to facilitate their participation. As part of the annual CoC and ESG application processes, each project must submit a report that identifies the number of participants its project referred, accepted, rejected, and/or served from the CE process. Most partner agencies are staffed during standard business hours. The system does not provide emergency response, but is used to prioritize limited resources to the most vulnerable residents.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Fayetteville consulted with the Continuum of Care (CoC) and provided a survey to determine how to allocate ESG funds. This resulted with homeless prevention ranked as the top priority, emergency shelter as a second, and street outreach ranked as third. The City shall develop performance standards and evaluate the outcomes of projects and activities funded with ESG in consultation with the CoC and ESG community partners.

The City of Fayetteville will issue a Request for Proposal (RFP) based on the priorities recommended by the CoC. Any eligible entity is able to apply for the funding to meet any of the five (5) eligible activities that are recommended and approved. ESG Subrecipients must demonstrate the financial management and programmatic expertise to successfully implement and monitor ESG-funded activities.

- 4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The lead agency for the Fayetteville-Cumberland County Continuum of Care (FCCCC) is Cumberland County. FCCCC bylaws require the board composition to include an individual experiencing homelessness or formerly homeless. Membership in the FCCCC is also open to active CoC provider agencies including, but not limited to: emergency shelters, transitional housing providers, permanent supportive housing providers, domestic violence shelters, local homeless service providers, and community-based social service organizations, and other members from the general public including, but not limited to: homeless or formerly homeless persons and family members, faith-based organizations, private business, and local government.

The Board sets priorities and strategies and is organized into work groups to provide feedback on the goals and strategies of the CoC. The Board encourages individuals who are homeless or formerly homeless to provide input at public CoC meetings that are held quarterly.

- 5. Describe performance standards for evaluating ESG.**

Currently, the City will be monitoring performance outlined by adopting the Fayetteville/Cumberland County Continuum of Care on Homelessness NC511 Policies and Procedures Manual Written Standards. The Written Standards establish performance targets appropriate for population and program type, as well as procedures to monitor recipient and subrecipient performance. These procedures require HMIS maintenance and review, along with Annual Performance Reports and other documentation necessary to measure ESG progress in program goals and objectives. The Written Standards require quarterly reporting, mid-term program evaluation and the completion of an Annual Performance Report (ARP).

General performance standards such as the unduplicated number of persons or households prevented from becoming homeless, the unduplicated number of persons or households assisted from emergency shelters/streets into permanent housing, race, ethnicity, age, will be reported through HMIS.

Discussion:**HOPWA:**

The City of Fayetteville utilizes a competitive Request for Proposal (RFP) process to solicit subgrantees (HOPWA Sponsors), including community and faith-based organizations, for tenant-based rental assistance, short term rent, mortgage and utility assistance, permanent and transitional housing facilities, permanent housing placement services and supportive services. A notice of funding availability (NOFA) is published on the City's website. Proposals will be evaluated and ranked by a review committee comprised of the Department of Economic & Community Development staff. Each proposal will be reviewed for consistency with the RFP proposal and review criteria addressing eligible activities under the HOPWA program. Staff will submit funding recommendations to the City Council who will make the final subgrantee recommendations as part of the Annual Action Plan development and approval process. Each subgrantee will be evaluated annually using the City's monitoring policy and contracts will be extended for successful performers. If a subrecipient's performance is deemed unsatisfactory, unexpended balances will be recaptured and re-allocated via an RFP process.