



Annual Report to City of Fayetteville

Agency: Fayetteville Metropolitan Housing Authority

Period of time this report covers: January 1, 2025 – December 31, 2025

Executive Director: Dawn Weeks

Board Chair: Joyce Tucker

Board of Commissioners Members:

Name	Term Period	Special Category
Joyce Tucker	10/28/2025 to 9/30/2030	Chair
LaVar Wright	11/07/2022 to 9/30/2027	Vice Chair
Sue Byrd	8/16/2022 to 9/30/2027	
Shirley Hopkins	11/07/2022 to 9/30/2027	Resident Member
Sharon Johnson	10/28/2025 to 9/30/2030	
LaVern Oxendine	11/07/2022 to 9/30/2027	
Margarita Scott	11/07/2022 to 9/30/2027	

Charges or tasks of the Board of Commissioners:

Over the past year, the Board of Commissioners approved the development of new affordable units, monitored funding, as well as set policy for staff to carry out the business of the authority.

The main goals and objectives for the Housing Authority:

1. **Preserve and Expand Affordable Housing**
 FMHA continues to maintain existing housing stock of 584 units while advancing redevelopment and new construction efforts to increase safe, quality, and affordable housing opportunities across Fayetteville.
2. **Advance Resident Stability and Self-Sufficiency**
 FMHA continues to strive to strengthen programs that support housing stability, economic mobility, and access to supportive services for families, seniors, and vulnerable populations.
3. **Lead Strategic Redevelopment and Community Revitalization**
 FMHA is dedicated to maintaining a strong partnership with the City and stakeholders to implement transformational initiatives, including the Murchison Choice Neighborhood effort, to improve housing, infrastructure, and overall neighborhood outcomes.



Summary of accomplishments:

- 1. Advanced the Murchison Choice Neighborhood Initiative (CNI)**
FMHA partnered with the City of Fayetteville and key stakeholders to submit a nationally competitive application focused on housing redevelopment, resident outcomes, and corridor revitalization. This effort positions Fayetteville for significant federal investment and long-term community impact.
- 2. Strengthened Housing Portfolio and Program Operations**
FMHA continued to provide stable housing through Public Housing and Housing Choice Voucher programs while improving operational efficiency, compliance, and resident services delivery.
- 3. Expanded Development and Funding Opportunities**
The Board approved key development initiatives and financing strategies to support the creation and preservation of affordable housing, including leveraging partnerships and aligning local and federal resources.
- 4. Provided safe and stable housing**
 - 94.5% occupancy rate
 - 1,250 residents served
 - 1,921 vouchers administered

List of activities in progress including upcoming events/discussions:

- 1. Implementation Planning for Choice Neighborhoods Initiative**
FMHA continued coordination with the City, development partners, and service providers to prepare for potential CNI grant award and project execution.
- 2. Ongoing Housing Redevelopment and Modernization Efforts**
FMHA is currently in the process of rehabbing the 32 units at our Hillside Manor property to improve living conditions and extend asset life. This vital project was made possible through a loan secured by FMHA from the City.
- 3. Program Enhancements and Resident Engagement**
FMHA is making strides in expanding our efforts in resident communication, service coordination, and program access to ensure residents are informed, supported, and engaged in housing and community initiatives.

Issues that need to be addressed:

- 1. Housing Demand Continues to Outpace Supply**
The need for affordable housing—particularly for extremely low-income households—remains significantly higher than available units and vouchers.
- 2. Aging Infrastructure Requires Major Investment**
Existing housing stock requires substantial modernization to meet current



standards and long-term livability goals.

3. **Rising Development Costs and Funding Gaps**

Increased construction costs and limited subsidy availability create challenges in delivering new affordable housing without strong local support.

4. **Complexity of Large-Scale Redevelopment**

Implementation of Choice Neighborhoods will require sustained coordination, funding alignment, and policy support to ensure success.

Recommendations to the City Council:

1. **Sustain and Expand Local Investment in Affordable Housing**

Continued City support—including gap financing, land contributions, and infrastructure alignment—is critical to leverage federal funding and bring large-scale developments to completion.

2. **Support Implementation of the Murchison Choice Neighborhood Initiative**

The City's leadership role is essential to securing and executing federal investment that will transform housing, improve neighborhoods, and support residents.

3. **Align Policy and Development Tools to Accelerate Housing Production**

Streamline processes, support zoning flexibility, and prioritize housing as essential infrastructure to meet growing demand.

4. **Strengthen Public-Private Partnerships**

Continue to support collaborative development models that bring together FMHA, the City, developers, and service providers to maximize impact.

Developed and submitted by:

Crystal DePietro, LCSW, CCM

Assistant Executive Director

Fayetteville Metropolitan Housing Authority