



Murchison Choice Implementation Grant Application

Partnership Certification and Leverage

January 22, 2024

- Leverages public and private dollars to support strategies that address neighborhoods through comprehensive neighborhood transformation
- Local stakeholders create and implement a plan that revitalizes distressed HUD housing and addresses the surrounding neighborhood
- Communities transform neighborhoods by revitalizing distressed housing and catalyzing neighborhood improvements, including vacant property, housing, businesses, services and schools

Planning Grant



In December of 2020, the City of Fayetteville, in partnership with the Fayetteville Metropolitan Housing Authority (FMHA), was awarded a **HUD Choice Neighborhoods Planning Grant** for the Murchison neighborhood. Fayetteville was 1 of 11 awards nationally.

Completed and approved by HUD in March of 2023, the City and FMHA worked with **local residents and a variety of community stakeholders** – including nonprofits, faith-based organizations, anchor institutions, supportive services agencies, businesses, and others – to create a forward-looking **Transformation Plan with a strong commitment to diversity and inclusion.**



In October of 2023 the Murchison Choice Plan won the 2023 North Carolina **Marvin Collins Award in Advancing Equity** from the North Carolina Chapter of the American Planning Association (APA-NC)

- The City, Fayetteville, Metropolitan Housing Authority (FMHA), Cumberland County Schools (CCS), JBS Developers, Inc. (JBS), and Urban Strategies, Inc. (USI) are making final preparations to submit by **February 13, 2024**
- Roles:
 - Lead Applicant and Coordinator – City of Fayetteville
 - Co-Applicant and Co-Developer – FMHA
 - Housing Developer – JBS
 - Neighborhood and People Lead – USI
 - Education Lead (Under the People Plan) – CCS
- HUD Choice Neighborhood Implementation Grant amount: **Approximately \$27M**
(final housing projections may increase the grant amount marginally)
- **Housing Grant - \$20M**
 - Demolish Murchison Townhomes at Rosemary
 - Develop 207 units of mixed income housing at Elliot Circle
- **People Grant - \$4M**
- **Neighborhood Grant - \$3M**

**1st Action Requested:
Authorize City
Manager to Execute
Agreement**

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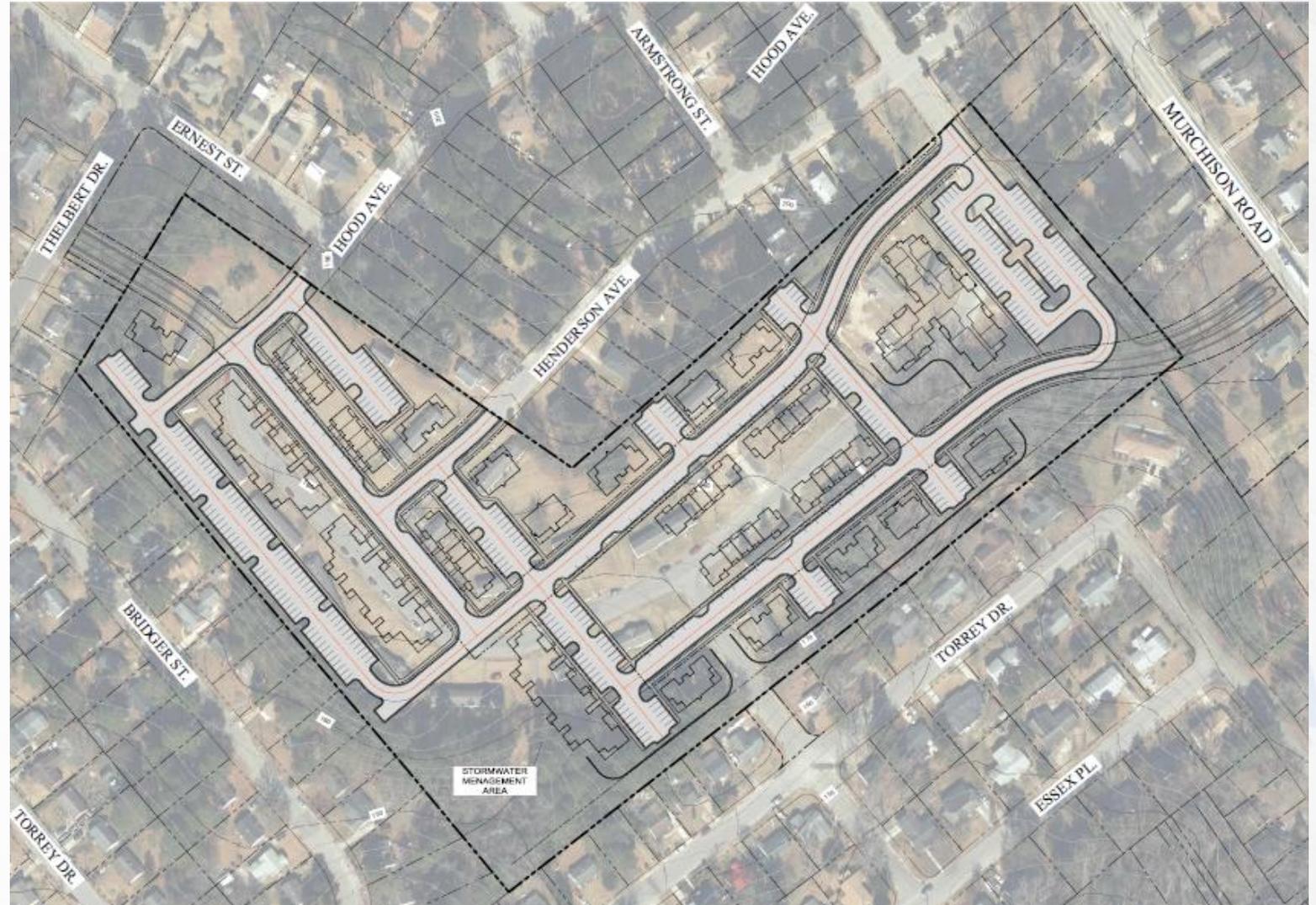
- Community Engagement
- Assessment and Planning
- Cultural Preservation
- Greenspace and Parks
- Accessibility and Connectivity
- Economic Development
- Public Safety
- Sustainability



Elliott Circle Site Layout

Key Features

- Neighborhood Scale
- Handicap Accessibility
- Raised Crosswalks
- Bus Stops
- Greenway Trails
- Parks
- Covered Porches
- Walking Trails
- Rear Parking



- Within 1/8 mile from the edge of the property, there are between 65-70 vacant sites that could accommodate new homes.
- The Plan encourages small developers and non-profit community development corporations to create approximately 60 homes by 2027 in this area.



- USI is a national nonprofit leader with 45 years of experience in place-based human capital development strategies
- USI will be the People and Neighborhood Leads for the Grant
- As **the People Lead in 19 CNI grants**, USI has successfully implemented a wide range of strategies in service to HUD's goal to improve employment and income, health and children's education
- Assigns leadership, hires locally
- Community Development Financial Institution with resources and leverage of their own

- Multiple People and Neighborhood enhancements
- These funds will be used to develop and implement the following strategies
- People (approximately \$4M)
 - Creating economically stable and self-sufficient households.
 - Improving mental and physical health.
 - Preparing children to enter kindergarten
 - Ensuring children are proficient in core academic subjects.
- Neighborhood (approximately \$3M)
 - Improve access to healthy foods and lifestyles.
 - Create access to trails and multi-use paths.
 - Develop place making and neighborhood branding.
 - Improve access to public parks and housing quality.

- Significant leverage is needed from the community, large institutions, and the City to meet the grant requirements AND be competitive
- The table represents \$50M in leverage to support this grant application:
- Leverage is pledged over an eight year period (the life of the grant) in a letter from the Mayor to HUD
- Housing Bond funds will require a tax increase of not more than 0.55 cents per \$100 in property valuation and will be used for down payment, residential rehab and façade, and gap financing

**2nd Action Requested:
Authorize Mayor to
Sign Leverage Letter**

Stormwater Upgrades	\$ 700,000
FSU Business HUB	\$ 250,000
Murchison Youth Center	\$ 1,000,000
Simth Rec Track Improvements	\$ 20,000
Umoja Wall	\$ 330,000
Tennis Center	\$ 11,500,000
Senior Center	\$ 9,200,000
MLK Park Renovatins	\$ 6,000,000
Glenville Lake Walking Trail - Match	\$ 420,000
Glenville Lake Walking Trail - Grant	\$ 1,680,000
Housing Development - GO Bond	\$ 12,000,000
Housing Development - Grant Funds	\$ 4,500,000
Commercial Corridor Improvements	\$ 400,000
Parks and Police Youth Engagement	\$ 500,000
Required CDBG Match	\$ 1,500,000
	\$ 50,000,000



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