



## FY 2020 CDBG & HOME Presentation

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## Entitlement Community

The U.S. Department of Housing and Urban Development (HUD) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

The City of Fayetteville receives the following entitlement grants:

- Community Development Block Grant (CDBG), and
- HOME Investment Partnerships Program (HOME)

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## Five-Year Consolidated Plan

FY 2020-2024

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## Five Year Consolidated Plan

The Five-Year Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

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## Annual Action Plan

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## Annual Action Plan

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Five Year Consolidated Plan.

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# Strategies and Goals

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## Housing Strategy

**HSS-1 Homeownership Assistance** - Promote and assist in developing homeownership opportunities for low- and moderate-income persons & families.

**HSS-2 Housing Construction** - Promote and assist in the development of new affordable housing inventory, both rental and sales housing.

**HSS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner and renter occupied housing inventory in the City of Fayetteville.

**HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice throughout the City of Fayetteville.

**HSS-5 Housing Education** - Promote and assist in educating homeowners, tenants, landlords, and new homebuyers in best practices for purchase and maintenance of affordable housing rentals, including foreclosure and eviction prevention.

**HSS-6 Rental Assistance** - Provide funds for tenant based rental assistance to make housing affordable to low- and moderate-income persons and families through the FMHA.

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## Homeless Strategy

**HOM-1 Housing** - Promote and assist in developing housing opportunities for persons and families experiencing homelessness, and those who are at-risk of becoming homeless.

**HOM-2 Operations/Support** - Promote and assist in program support services for the homeless.

**HOM-3 Homeless Prevention** - Promote and assist in anti-eviction and prevention of unfair housing practices which may contribute to homelessness.

**HOM-4 Permanent Supportive Housing** - Promote and assist in the development of permanent supportive housing and services.

**HOM-5 Shelter Housing** - Support and assist in the development and operations of shelters for persons who are homeless or victims of domestic violence.

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## Other Special Needs Strategy

**SNS-1 Housing** - Promote and assist to increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs through rehabilitation of existing housing and new construction of accessible housing.

**SNS-2 Social Services** - Promote and assist in supporting social service programs and facilities for the elderly, persons with disabilities, the developmentally delayed, and persons with other special needs.

**SNS-3 Accessibility** - Promote and assist in making accessibility improvements to owner occupied housing through rehabilitation and improve renter occupied housing by promoting reasonable accommodations for the physically disabled.

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## Community Development Strategy

**CDS-1 Clearance** - Remove and eliminate slum and blighting conditions through demolition of vacant and abandoned structures throughout the City.

**CDS-2 Community Facilities** - Improve the City's parks, recreational centers, and public and community facilities through rehabilitation, preservation, and new construction.

**CDS-3 Public Services** - Improve and increase public service programs for the youth, the elderly, developmentally delayed, disabled, and target income population, including nutrition programs and social/welfare programs throughout the City.

**CDS-4 Public Transit** - Promote the development of additional bus routes and improve public transportation for low- and moderate-income persons, and special needs.

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## Community Development Strategy

**CDS-5 Infrastructure** - Improve the City's infrastructure through rehabilitation, reconstruction, and new construction of streets, walks, curbs, ADA ramps, retaining walls, sewer, linear lines, water, flood control, storm water management and separation, bridges, bike trails, green infrastructure, etc. by City funds through other departments.

**CDS-6 Architectural Barriers** - Remove architectural barriers and make public and community facilities accessible to all residents.

**CDS-7 Public Safety** - Improve public safety through upgrades to facilities, purchase of new equipment, crime prevention, community policing, and ability to respond to emergency situations.

**CDS-8 Revitalization** - Promote and assist in the stabilization of residential neighborhoods by removing slums and blight, assembling sites for new housing, rehabilitation of existing housing, code enforcement, and designation of an NRSA project area.

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## Economic Development Strategy

**EDS-1 Employment** - Support and encourage new job creation, job retention, employment, and job training services.

**EDS-2 Financial Assistance** - Support business retention and commercial growth through expansion and new development with technical assistance and low interest loan programs including Section 108 loans.

**EDS-3 Small Business Assistance** - Support and encourage the creation, growth, expansion, and retention of small businesses in the City of Fayetteville with technical assistance, exterior rehabilitation programs, and low interest loan programs.

**EDS-4 Financial Incentives** - Support and encourage new economic development through local, state and Federal tax incentives and programs.

**EDS-5 Development Program** - Plan and promote the development and reuse of vacant commercial and industrial sites and facilities.

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## Administration, Planning, and Management Strategy

**APM-1 Management** - Continue to provide sound and professional planning, program management and oversight for the successful administration of Federal programs.

**APM-2 Planning** - Continue to develop and plan for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

**APM-3 NRSA** - Prepare a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Murchison Road Corridor of the City.

**APM-4 Choice Neighborhood Initiative** - Prepare and submit an application for funding under the Choice Neighborhood Program

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## Analysis of Impediments to Fair Housing Choice

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## Analysis of Impediments

An Analysis of Impediments (AI) is an assessment of a state or a unit of local government's laws, ordinances, statutes, and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing.

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## Identified Impediments

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## 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.

**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 of Fayetteville and Cumberland County.

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## Strategies

**1-A:** Continue to promote Fair Housing awareness through the media, hosting seminars, and training to provide educational opportunities for all persons to learn about their rights under the Fair Housing Act and Americans with Disabilities Act.

**1-B:** Continue to prepare and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and a landlord's responsibilities to comply with the Fair Housing Act by making reasonable accommodations.

**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 between state and local partners, as well as community groups, to effectively identify and address potential barriers to affordable housing choice.

**1-F:** Publish forms, informational material, etc. in both English and Spanish.

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## 2. Quality of Rental Housing vs. Affordability

The City of Fayetteville and Cumberland County have a large supply of rental housing that does not meet the minimum property standards and 35.9% of all households are cost overburdened and spend 30% or more of their monthly income on housing.

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

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## Strategies

**2-A:** Provide funding and incentives for the rehabilitation of rental housing for low- and moderate-income renters.

**2-B:** Continue to enforce local codes and ordinances, and develop a Rental Registry Program in the City of Fayetteville and Cumberland County.

**2-C:** Promote and encourage the Public Housing Authority to offer Section 8 Housing Choice Voucher holders the option to convert to homeownership.

**2-D:** Continue to support Low Income Housing Tax Credits to develop decent, safe, sound and affordable rental housing.

**2-E:** Target and rehabilitate rental housing in the Murchison Road Corridor in Fayetteville and Shaw Heights Neighborhood in Cumberland County.

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## 3. Lack of Affordable Homeownership Housing

There is a lack of housing resources for low- and moderate-income households to purchase a home. Many houses that are available for purchase are in need of substantial rehabilitation work.

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

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## Strategies

**3-A:** Financially support and assist low- and moderate-income households to purchase homes at affordable prices throughout Cumberland County.

**3-B:** Support and promote the development of affordable infill housing on vacant land.

**3-C:** Continue to fund and support homeowner rehabilitation and emergency repair programs.

**3-D:** Provide financial and development incentives to private developers and non-profits to construct and/or rehabilitate affordable housing.

**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 rehabilitate homeowner-occupied housing in the Murchison Road Corridor and Shaw Heights Neighborhood Revitalization Strategy Areas.

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## 4. Continuing Need for Accessible Housing Units

As an older built-up environment, there is a lack of accessible housing units in the City of Fayetteville and Cumberland 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.

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

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## Strategies

**4-A:** Promote programs to increase the amount of accessible housing through rehabilitation of existing housing stock by homeowners and landlords.

**4-B:** Encourage the development of new construction of accessible and visitable 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.

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## 5. Economic Issues Affecting Housing Choice

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

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

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## 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 low- and moderate-income, 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.

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## 6. Impacted Areas of Concentration

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

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

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## 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.

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## Neighborhood Revitalization Strategy Area (NRSA)

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## NRSA

A Neighborhood Revitalization Strategy Area (NRSA) is a Community Development Block Grant (CDBG) grantee-designated area targeted for revitalization. An NRSA is different from other local targeted areas in that the designation is reviewed and approved by HUD.

Communities with approved NRSA's are offered enhanced flexibility in undertaking economic development, housing, and public service activities with their CDBG funds.

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## Areas of Enhanced Regulatory Flexibility

Job creation or retention effort focused on the selected neighborhood may be classified as meeting the LMI area benefit national objective requirements.

Aggregation of housing units for which CDBG funds are obligated during each program year and treat them as a single structure.

- 51 percent of total number of units must be occupied by LMI households.

Economic development activities carried out in the NRSA may be excluded from the aggregate public benefit standards.

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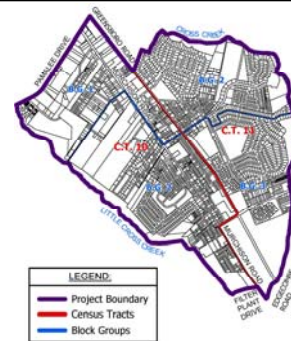
## Target Areas

The NRSA comprises the following Census Tracts/Block Groups:

- Census Tract 10, Block Groups 1 and 2
- Census Tract 11, Block Groups 2 and 3

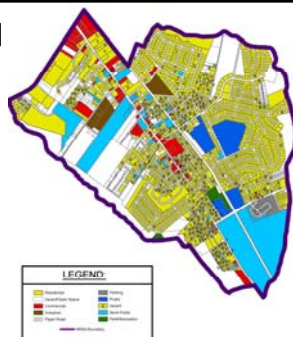
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## NRSA Boundary Map



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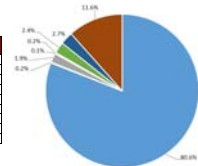
## Existing Land Use Map



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## Existing Land Use

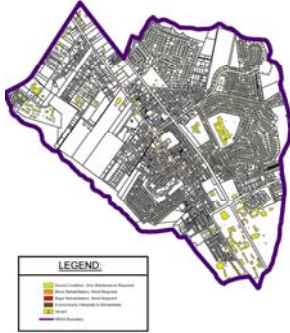
Land Use Category	Number of Parcels	% of Total Parcels
Residential	2,128	80.59%
Commercial	70	2.66%
Parking	40	1.56%
Public	6	0.23%
Industrial	5	0.19%
Semi-Public	62	2.35%
Parks & Recreation	2	0.08%
Other Undeveloped/Vacant Land	303	11.45%
Total	2,620	100.00%



- Residential
- Industrial
- Parking
- Parks & Recreation
- Public
- Semi-Public
- Commercial
- Other Undeveloped/Vacant Land

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## Structural Conditions Map



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## Structural Conditions

- Sound Condition – 1,266 Structures (57.8%)
- Minor Rehabilitation – 632 Structures (28.9%)
- Major Rehabilitation – 268 Structures (12.2%)
- Economically Infeasible – 24 Structures (1.1%)

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## Goals

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## Short Term Goals

- Remove substandard structures and properties which impede economic growth and residential stability.
- Formalize a partnership with Fayetteville State University to determine service provisions for the neighborhood.
- Utilize homeownership programs to expand homeownership opportunities in the Murchison Road Corridor NRSA through construction of new affordable housing to qualified low- and moderate-income buyers.
- Promote mixed income housing developments in the NRSA to help stabilize the area.
- Assemble sites for additional commercial and light industrial development.
- Improve the appearance of the commercial businesses through the business façade loans and rehabilitation loans for Murchison Road.
- Promote homeownership in the Murchison Road Corridor NRSA through housing counseling programs.

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## Short Term Goals

- Form a partnership with the Indian Housing Authority to address the rehabilitation needs of the Elliott Circle Development.
- Continue to rehabilitate owner occupied housing in the Broadell and Eccles Park Development.
- Rehabilitate renter occupied housing in the NRSA.
- Continue the City's code enforcement program in the Murchison Road Corridor NRSA.
- Increase the police patrols and community policing in the Murchison Road Corridor NRSA.
- Develop a summer job training program for area youth to work in the Murchison Road Corridor NRSA.
- Apply for a Section 108 Loan Guarantee to develop the Murchison Road Corridor NRSA.
- Apply for a Choice Neighborhoods Initiative for the Murchison Road Corridor NRSA.

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## Long Term Goals

- Continue acquisition/relocation/clearance activities in the Murchison Road Corridor NRSA to develop attractive and marketable development sites.
- Revitalize vacant and underutilized commercial and industrial land in a manner that provides tax base stabilization and utilization of the local labor force.
- Ensure the continued preservation of the existing housing stock in the Murchison Road Corridor NRSA through a comprehensive rehabilitation program including incentives for homeowners to improve their property.
- Reconstruct streets, sidewalks, curbs, and infrastructure in the Murchison Road Corridor NRSA.
- Provide information and refer Murchison Road NRSA residents to employment training programs such as NCWorks for job placement opportunities through the trades or other skills.
- Create commercial development marketed toward students at Fayetteville State University.
- Utilize Fayetteville State University to help retrain or train residents of the Murchison Road Corridor NRSA to be able to get higher skilled jobs.

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## Long Term Goals

- Decrease the school drop-out rate for men and women in the Murchison Road Corridor NRSA.
- Assist 18-35 year olds to obtain their high school equivalency diploma or GED.
- Create dense, multi-family affordable housing using a Section 108 Loan and the Choice Neighborhoods Initiative grants.
- Recruit banks, pharmacies, and a grocery store to the Murchison Road Corridor NRSA.
- Continue to promote and market the business façade rebate program in the Murchison Road Corridor NRSA.
- Create a revolving loan program targeted toward the Murchison Road Corridor NRSA.
- Promote home occupations and develop small business enterprises in the Murchison Road Corridor NRSA.
- Develop a "loan pool" with the local banks with bank funds to match Federal and State funds.

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## Measurable Outcomes

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## Measurable Outcomes

### NEIGHBORHOOD IMPROVEMENT

- Rehabilitate 25 owner occupied homes per year in the NRSA for a total of 125 homes.
- Rehabilitate 100 renter occupied units in the NRSA.
- Demolition of 15 structures per year in the NRSA, total of 75 structures.
- Clean-up of 10 vacant lots per year.
- Reconstruction of main streets in the area, 1 streets per year for a total of 5 streets.
- Installation of handicapped ramps on reconstructed streets of 12 per year for a total of 60.

### NEW HOUSING DEVELOPMENT

- Increase homeownership opportunities for forty-five (45) low- to moderate-income homebuyers.
- Increase homeownership opportunities for twenty-five (25) above income families.
- Identification of potential homebuyers and housing counseling services provided to 15 potential homebuyers per year by the local non-profit housing counseling agency.
- Construction of 5 new single-family houses per year by housing partners.
- Assist in the development of a CBDO and CHDO in the City of Fayetteville to help develop housing in the NRSA.

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## Measurable Outcomes Cont.

### PUBLIC SAFETY IMPROVEMENTS

- Formation of a block watch/crime watch organization.
- Assignment of a police patrol cars to the Murchison Road Corridor NRSA.
- Decrease in crime statistics in the NRSA

### CITIZEN INVOLVEMENT

- Distribution of informational material to NRSA residents on an annual basis.
- Organize citizen meetings in the neighborhood to explain progress and solicit citizen input.
- Promoting the formation of task forces and citizen participation for housing, public safety, public relations, etc.

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## Measurable Outcomes Cont.

### INTER-AGENCY COOPERATION

- Support the formation of joint ventures between the non-profit housing development corporations and private developers.
- Assemble sites to build new houses and purchase existing houses for rehab and resale using a new non-profit and other housing development agencies.
- Partner with NCWorks, the Center for Economic Empowerment and Development (CEED), and Pathway 4 Prosperity to bring job training to the area.
- Continue to city code enforcement on a systematic block by block basis.
- Demolition of up to 15 vacant dilapidated structures per year.

### ECONOMIC DEVELOPMENT ACTIVITIES

- Assemble sites for new economic development.
- Promote business façade renovations in the NRSA.
- Provide economic incentives in the Business Areas of the NRSA to revitalize ten (10) vacant buildings or sites.
- Create one hundred and fifty (150) new job opportunities in the NRSA.

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## Questions & Comment

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